City Council Meeting Agenda
South Hutchinson City Council
March 7, 2016, 7:00 p.m.
2 South Main, South Hutchinson, KS 67505
www.southhutch.com

I. **Call to Order – Mayor Pete Murray**

II. **Roll Call:**
____ Leeper ____ Pitman ____ Meadows ___Honeycutt ____Blumanhourst

III. **Pledge of Allegiance**

IV. **Approval of February 15, 2016 Regular Meeting Minutes**
Action: Motion to approve the February 15, 2016 minutes.
Motion: _____ ***Second***: _____ ***Vote***: _____

V. **Discussion and Approval of Appropriations**
Action: Motion to approve the appropriations.
Motion: _____ ***Second***: _____ ***Vote***: _____

VI. **Determination of Agenda Additions**

VII. **Public Comments** (*Please limit comments to 5 minutes*)

VIII. **Public Hearing**

Mayor Pete Murray opens the public hearing

A public hearing considering the issuance of Industrial Revenue Bonds for Sun Valley, Inc in approximate principal amount of $1,500,000 for the construction of warehouse facility.

ACTION: Motion to close the public hearing.
***Motion*: _____ *Second*: _____ *Vote*: _____**

Consideration of **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE CONSTRUCTION OF A WAREHOUSE FACILITY LOCATED IN SAID CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.**

ACTION: Motion to (approve/deny/table) Resolution 16-534 and authorize the Mayor to sign.
***Motion*: _____ *Second*: _____ *Vote*: _____**

IX. **Ordinances, Resolutions and Action Items**

a. Consideration of a contract with Sallee Lawn Care for maintenance of the Main Street landscaping for 2016.

ACTION: Motion to (approve/deny/table) the proposed contract with Sallee Lawn Care for maintenance of the Main Street Flower beds for 2016.
***Motion*: _____ *Second*: _____ *Vote*: _____**

b. Consideration of **A RESOLUTION AUTHORIZING FIREWORKS DISPLAY IN THE CITY OF SOUTH HUTCHINSON, KANSAS**

ACTION: Motion to (approve/deny/table) Resolution 16-535 and authorize the Mayor to sign.
***Motion*: _____ *Second*: _____ *Vote*: _____**

c. Consideration of **AN ORDINANCE ENACTED APPROVING AND INCORPORATING BY REFERENCE THE 2040 SOUTH HUTCHINSON COMPREHENSIVE PLAN RELATING TO THE DEVELOPMENT OF THE CITY IN AN ORDERLY, EFFICIENT PATTERN AND PROVIDING FOR BASIC COMMUNITY SERVICES AND PUBLISHED IN BOOK FORM BY THE SOUTH HUTCHINSON CITY PLANNING COMMISSION.**

ACTION: Motion to (approve/deny/table) Ordinance 16-866 and authorize the Mayor to sign.
***Motion*: _____ *Second*: _____**
***Vote*: ____** Leeper ____ Pitman ____ Meadows ___Honeycutt ____Blumanhourst

X. **Requested Appearances**
a. Jason Ball, President Hutchinson/ Reno County Chamber of Commerce to present on the Hutch Rising Capital Campaign

XI. **Reports**
a. Mayor & Council Members
b. City Attorney
c. City Administrator

XII. **Adjournment**
Action: Motion to Adjourn
Motion: _____ ***Second***: _____ ***Vote***: _____

City Council Meeting
South Hutchinson City Council
February 15, 2016, 7:00 p.m.
2 South Main, South Hutchinson, KS 67505
www.southhutch.com

I. **Call to Order – President of Council Dave Pitman**

II. **Roll Call:**
X Leeper X Pitman X Meadows X Honeycutt X Blumanhourst

III. **Pledge of Allegiance**

IV. **Approval of February 1, 2016 Regular Meeting Minutes**
Action: Motion to approve the February 1, 2016 minutes.
Motion: Meadows ***Second***: Leeper ***Vote***: 4-0

V. **Discussion and Approval of Appropriations**
Action: Motion to approve the appropriations.
Motion: Honeycutt ***Second***: Meadows ***Vote***: 4-0

VI. **Determination of Agenda Additions**

VII. **Public Comments** (*Please limit comments to 5 minutes*)

VIII. **Ordinances, Resolutions and Action Items**

a. Consideration of a development agreement with Morton Salt associated with the partial property tax exemption issued in 2011 for the construction of a building expansion and equipment update.

ACTION: Motion to approve the proposed development agreement with Morton Salt.
***Motion*:** Honeycutt ***Second*:** Blumanhourst ***Vote*:** 4-0

b. Consideration of setting a public hearing regarding the issuance of Industrial Revenue Bonds (IRBs) and the granting of a property tax abatement for March 7, 2016 at regularly scheduled city council meeting.

ACTION: Motion to approve setting a public hearing regarding the issuance of Industrial Revenue Bonds (IRBs) and the granting of a property tax abatement for March 7, 2016 at regularly scheduled city council meeting.
***Motion*:** Blumanhourst ***Second*:** Honeycutt ***Vote*:** 4-0

ACTION: Motion to enter into executive session as authorized by K.S.A 75-4319 to discuss non-elected personnel matters and to reconvene in Council Chambers after a period of 20 minutes.
***Motion*:** Pitman ***Second*:** Meadows ***Vote*:** 4-0

ACTION: Motion to enter into executive session as authorized by K.S.A 75-4319 to discuss non-elected personnel matters and to reconvene in Council Chambers after a period of 30 minutes.

***Motion*:** Meadows ***Second*:** Honeycutt ***Vote*:** 4-0

c. Consideration of revised job descriptions for full time positions.

ACTION: Motion to approve the proposed revised job descriptions for full time positions.
***Motion*:** Meadows ***Second*:** Blumanhourst ***Vote*:** 4-0

IX. **Discussion Items**
- **a.** Fireworks Survey
- **b.** Financial Update

X. **Reports**
- **a.** Mayor & Council Members
- **b.** City Attorney
- **c.** City Administrator

XI. **Adjournment**
Action: Motion to Adjourn
Motion: Meadows ***Second***: Honeycutt ***Vote***: 4-0

Invoice Approval List
March 7, 2016

Gen Gov	Description	Vendor	Inv. Amt
101-101-5001	Insurance premium	Allied	$822.02
101-101-5001	Insurance premium	Vision	$13.16
101-101-6000	Phone service	Ideatek	$201.49
101-101-6000	Electric service	Westar	$277.20
101-101-6000	Gas Service	Kansas Gas	$190.38
101-101-6000	Water bill	City of South Hutch	$22.00
101-101-6002	Attorney service	Don Gottschalk	$1,000.00
101-101-6002	Computer support	Gavin	$70.00
101-101-6003	Pest control	Orkin	$23.00
101-101-6004	Microsoft, subscription	First Bank Card	$41.95
101-101-7001	Snacks-3rd Thursday	First Bank Card	$25.05
101-101-7000	Fireworks post card	Waynes	$73.58
101-101-7002	Water	Culligan	$20.95
101-101-7004	Labels-Fireworks	First Bank Card	$25.99
			$2,806.77

Police	Description	Vendor	Inv. Amt
101-102-5001	Insurance premium	Allied	$4,246.46
101-102-5001	Insurance premium	Vision	$160.72
101-102-6000	Phone service	Ideatek	$628.16
101-102-6000	Water bill	City of South Hutch	$42.01
101-102-6000	Electric service	Westar	$620.63
101-102-6000	Gas Service	Kansas Gas	$640.54
101-102-6002	Computer support	Gavin	$700.00
101-102-6003	Pest control	Orkin	$77.15
101-102-6012	Training	First Bank Card	$160.00
101-102-6012	Testing forms	Kansas Assoc of Chiefs	$390.00
101-102-7000	Drum unit	Better Image	$89.50
101-102-7000	Coil, cable	First Bank Card	$49.99
101-102-7002	Pedometers	First Bank Card	$19.35
101-102-7002	TV connector, plastic drip	Lowes	$68.62
101-102-7004	Fine reimbursement	Chayton Branstetter	$131.00
101-102-7005	Phone case	First Bank Card	$25.88
101-102-7006	Brakes-rotors-Tahoe	Tom & Dans	$548.94
101-102-7006	Brakes, rotors	Carquest	$344.58
101-102-7009	Uniform cleaning	Saylor	$77.50
			$9,021.03

Street	Description	Vendor	Inv. Amt
101-103-5001	Insurance premium	Allied	$2,967.40
101-103-5001	Insurance premium	Vision	$94.99
101-103-6000	Phone service	Ideatek	$101.98
101-103-6000	Electric service	Westar	$533.85
101-103-6000	Water bill	City of South Hutch	$378.47
101-103-6000	Gas Service	Kansas Gas	$464.80
101-103-6002	Computer support	Gavin	$70.00
101-103-7003	Diesel	Ramsey Oil	$1,228.79
			$5,840.28

Fire	Description	Vendor	Inv. Amt
101-104-6000	Phone service	Ideatek	$145.67
101-104-6000	Gas Service	Kansas Gas	$239.53
101-104-6000	Electric service	Westar	$402.63
101-104-6000	Water bill	City of South Hutch	$48.01

Invoice Approval List
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101-104-6003	Air quality test	Breathing Air Service	$85.00
101-104-6004	Repair extinguisher	Ace Fire	$39.00
101-104-6004	Microsoft	First Bank Card	$20.00
101-104-6004	Drug tests	Hutchinson Clinic	$100.00
101-104-6004	Dropbox	First Bank Card	$99.00
101-104-7000	Postage	First Bank Card	$6.23
101-104-7002	Filters for furnace	First Bank Card	$49.98
101-104-7002	Water	Culligan	$31.90
101-104-7002	Fastners, plug	Westlake	$27.88
101-104-7002	Dry Graphite	Rose Motor	$8.97
101-104-7002	Fuel cleaner	Carquest	$22.06
101-104-7004	Vacumm and supplies	First Bank Card	$195.33
101-104-7011	Oxygen Sensor	Mid-Continent Safety	$177.00
101-104-8000	Tool box	Wiens Automotive	$200.00
			$1,898.19
Park	**Description**	**Vendor**	**Inv. Amt**
101-105-6000	Electric service	Westar	$130.61
			$130.61
Court	**Description**	**Vendor**	**Inv. Amt**
101-106-5001	Insurance premium	Allied	$767.43
101-106-6004	Annual dues	Kansas Municipal Judge Association	$25.00
101-106-6015	Court fees to State	Kansas State Treasurer	$953.50
101-106-6016	Judge service	Larry Bolton	$1,100.00
101-106-6016	Attorney service	Rick Roberts	$1,100.00
101-106-7004	Business Cards	First Bank Card	$37.24
			$3,983.17
Code Enf	**Description**	**Vendor**	**Inv. Amt**
101-107-6002	Computer support	Gavin	$70.00
			$70.00
Non Dept	**Description**	**Vendor**	**Inv. Amt**
101-109-6000	Electric service	Westar	$734.25
101-109-7004	Survey Levee	Garber Surbeying	$5,850.00
			$6,584.25
		GENERAL TOTAL	**$30,334.30**

Water	**Description**	**Vendor**	**Inv. Amt**
201-000-5001	Insurance premium	Allied	$1,615.04
201-000-5001	Insurance premium	Vision	$45.26
201-000-6000	Water Bill	City of South Hutch	$378.46
201-000-6000	Electric service	Westar	$2,669.58
201-000-6000	Locates	Kansas One Call	$26.00
201-000-6002	Attorney service	Don Gottschalk	$500.00
201-000-6002	Morton Salt waterline	PEC	$6,210.00
201-000-6002	Computer Support	Gavin	$70.00
201-000-7002	Shipping	First Bank Card	$22.95
201-000-7002	Bricks	Lowes	$400.14
201-000-7002	Stamps	First Bank Card	$124.35
201-000-7002	Hose	Carquest	$51.60
201-000-7002	Water	Culligan	$13.10
201-000-7002	Eyewash	USA Bluebook	$29.93

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201-000-7003	Diesel	Ramsey Oil	$503.75
			$12,660.16

Sewer	Description	Vendor	Inv. Amt
301-000-5001	Insurance premium	Allied	$3,548.93
301-000-5001	Insurance premium	Vision	$78.80
301-000-6000	Water Bill	City of South Hutch	$378.47
301-000-6000	Electric service	Westar	$12,156.54
301-000-6000	WWTP internet	Pixius	$102.90
301-000-6000	Locates	Kansas One Call	$26.00
301-000-6002	Attorney service	Don Gottschalk	$500.00
301-000-6002	Computer support	Gavin	$70.00
301-000-6002	Service mixer, sensors	Phoenix Electric	$255.00
301-000-6003	Grit removal	Reno County Solid Waste	$73.99
301-000-7002	Motor rebuild	C&B Equipment	$1,695.75
301-000-7002	Green paint	Crown Paint	$22.00
301-000-7002	Pump	Lowes	$192.83
301-000-7002	Ladder	First Bank Card	$387.30
301-000-7002	Certification for Ronnie	KDHE	$20.00
301-000-7002	Digest blowers, coupling	Spencer Turbine Co	$1,364.20
301-000-7002	Stamps	First Bank Card	$124.35
301-000-7002	Brake cleaner	Carquest	$15.80
301-000-7002	Water	Culligan	$13.10
301-000-7002	Plug	Key Equipment	$34.70
301-000-7003	Diesel	Ramsey Oil	$503.75
301-000-7004	Refund overpayment of bill	Martha Waltz	$14.05
301-000-8000	UV Modification	PEC	$1,092.50
			$22,670.96

Sewer Repl	Description	Vendor	Inv. Amt
303-000-8000	Meters, handhelds	HD Supply	$755.83
			$755.83

Special Hwy	Description	Vendor	Inv. Amt
401-000-7002	Megacrimp, hydr fittings	B&B	$419.31
401-000-7002	Bolts	Colladay	$14.22
401-000-7002	Filter, cap	Ely's Kawasaki	$13.57
401-000-7002	Shipping	First Bank Card	$3.34
401-000-7002	Oil	Foley Equipment	$218.76
401-000-7002	Street map	Garber Survey	$45.00
401-000-7002	Expansion plug	Key Equipment	$104.02
401-000-7002	Quikrete	Lowes	$200.00
401-000-7002	Repair door	McKenzies	$493.14
401-000-7002	Door hangers	Waynes	$78.00
401-000-7002	Bulbs, water pump, towels	Carquest	$253.91
401-000-7002	Water	Culligan	$13.10
401-000-7002	Posts, rivets	Michael Todd	$2,304.00
401-000-7002	Rivets, fastners, brush	Westlake	$61.01
401-000-7002	Adapter, shrink tubes	Rose Motor	$29.55
			$4,250.93

Invoice Approval List
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Food Policy	Description	Vendor	Inv. Amt
808-000-7001	Registration-Land of KS	First Bank Card	$75.00
			$75.00

CDBG	Description	Vendor	Inv. Amt
809-000-6002	Architectural Services	Mann & Company	$1,350.00
			$1,350.00

Equip Res	Description	Vendor	Inv. Amt
901-000-8022	Debris Body-Sweeper	Key Equipment	$18,407.31
901-000-8027	Debris Body-Sweeper	Key Equipment	$18,407.31
901-000-8028	Debris Body-Sweeper	Key Equipment	$18,407.33
			$55,221.95

Build Res	Description	Vendor	Inv. Amt
902-000-8024	Rock	Mid America Redi-Mix	$165.95
902-000-8024	Repair west pivot	Phoenix Electric	$384.03
			$549.98

2015 Temp	Description	Vendor	Inv. Amt
908-000-6024	Temp note Interest	Office of the State Treasurer	$26,202.50
			$26,202.50

		GRAND TOTAL	**$154,071.61**

RESOLUTION NO. 16-534

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE CONSTRUCTION OF A WAREHOUSE FACILITY LOCATED IN SAID CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of South Hutchinson, Kansas (the "Issuer") desires to promote, stimulate and develop the general economic welfare and prosperity of the City of South Hutchinson, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the "Act"), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in the approximate principal amount of $1,500,000 be authorized and issued, in one or more series, to provide funds to pay the costs of the construction of a warehouse facility (the "Project") located in the Issuer and to be leased by the Issuer to Sun Valley, Inc., a Kansas corporation, (the "Tenant").

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS:

Section 1. **Public Purpose**. The governing body of the Issuer hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds**. The Issuer is hereby authorized to proceed with the construction of the Project and to issue its revenue bonds, in one or more series, in the approximate principal amount of $1,500,000 (the "Bonds") to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds**. The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Bond Agreement, Guaranty Agreement, Lease or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the "Purchaser"), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of Gilmore & Bell, P.C. ("Bond Counsel") in form acceptable to the Issuer, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; and (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the Issuer and the Issuer Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals; and (g) the satisfactory negotiation of an agreement with the Tenant relating to the payment or exemption of all or a portion of property taxes assessed against the Project after issuance of the Bonds.

Section 4. **Property Tax Exemption**. The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Second* the Project, to the extent purchased or constructed with the proceeds of the Bonds, should be exempt from payment of ad valorem property taxes for ten years commencing with the year following the year in which the Bonds are issued, provided proper application is made therefor. In making such determination the governing body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Tenant is responsible for preparing such application and providing the same to the Issuer for its review and submission to the State Board of Tax Appeals. The Issuer reserves the right to negotiate a payment in lieu of taxes so exempted, to be made by the Tenant.

Section 5. **Sales Tax Exemption**. The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq*. (the "Sales Tax Act"), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with construction of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefore.

Section 6. **Reliance by Tenant; Limited Liability of Issuer.** It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of the Bonds. Proceeds of Bonds may be used to reimburse the Tenant for such expenditures made not more than 60 days prior to the date this Resolution is adopted, and as provided by §1.150-2 of the U.S. Treasury Regulations. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section 7. **Further Action**. The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the Issuer, including the Issuer's counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act.

Section 8. **Effective Date**. This resolution shall become effective upon adoption by the Governing Body.

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ADOPTED by the governing body of the City of South Hutchinson, Kansas on March 7, 2016.

[SEAL]

_____
Mayor

Attest:

_____
Clerk

A Tax Abatement Cost-Benefit Analysis of Sun Valley, Inc. for the City of South Hutchinson

Completed by

Municipal Consulting, LLC

2/29/2016

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ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

DEFINITIONS USED:

- **Rate of Return**: Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.
- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally, a positive net present value indicates an acceptable investment.
- **Benefit - Cost Ratio**: Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of So. Hutchinson	1.25	2.48%
Reno County	1.56	5.64%
Nickerson USD 309	1.43	4.32%
Hutchinson Community College	1.04	0.36%
State of Kansas	8.37	73.74%

Each of the taxing entities has a positive benefit-to-cost ratio. This report assumes that the City of South Hutchinson will approve a 100% property tax abatement for a 10-year period. We have also assumed that one-third of the new employees will relocate to the city and the county. We did not assume that any new employees would relocate from outside of the state. The city's policy requires a payment in lieu of taxes equal to the current taxes on the land, which is approximately $41.00 based on its cuurent ag land value.

If you have any questions or comments, you may reach me with the contact information below.

R. Steven Robb
Sole Owner
Municipal Consulting, LLC
Phone: 620-235-1874 Cell: 620-704-6495 E-Mail: steverobb@cox.net
www.municipalconsulting.biz
2207 N. Free King Hwy, Pittsburg, KS 66762-8418

Column1	Column2	Column3	Column4	Column5	Column6
COST-BENEFIT ANALYSIS PROJECT SUMMARY					
PROJECT NAME:		**Sun Valley, Inc.**			
DATE:			2/29/2016		
GOVERNMENTAL ENTITIES INVOLVED:					
CITY:			**City of So. Hutchinson**		
COUNTY:			**Reno County**		
SCHOOL DISTRICT:			**Nickerson USD 309**		
SPECIAL TAXING DISTRICT #1			**Hutchinson Community College**		
STATE:			**State of Kansas**		
INFLATION RATE:		2.00%	DISCOUNT RATE:		3.00%

Sun Valley, Inc.

Column1	Column2	Column3	Column4	Column6	Column11
Community Data Inputs:					
	City of So. Hutchinson	Reno County	Nickerson USD 309	Hutchinson Community College	State
Mill Levy	41.921	40.897	48.490	22.510	1.500
Market Value New Home	$111,800	$140,900	$111,800	$140,900	$190,800
Sales Tax	0.750%	1.500%	n/a	n/a	6.50%
Transient Guest Tax	0.00%	0.00%	n/a	n/a	n/a
Utility Revenue/HsHld	$419.98	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	$572.44	n/a	n/a	n/a	n/a
Other Revenues/Res.	$91.16	$118.68	n/a	$126.44	$1,896.45
Marg. Cost/Res./Student	$111.00	$39.06	$1,200.70	$17.76	$568.94
Other Revenues/Worker	$83.18	$108.29	n/a	$115.37	$1,597.42
Marginal Cost/New Worker	$101.28	$35.64	n/a	$16.20	$484.26
State Funding/Pupil	n/a	n/a	$9,159.69	n/a	n/a
Federal Funding/Pupil	n/a	n/a	$651.23	n/a	n/a
Visitor Daily Spending	$25	$35			
Average Hotel Room Rate	$50	$85			
Pull Factor	N/A	1.06			
Percent of County Share	10.00%	100.00%			
Annual Sales Tax Per Capita	$116	$927			
Housing Vacancy Rate	7.80%	8.80%			

Sun Valley, Inc.

Column:	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15
Firm Data Inputs:			First Expansion			Second Expansion			Third Expansion			Fourth Expansion		
			Land	Building	FFE	Land	Building	FFE	Land	Building	FFE	Land	Building	FFE
Firm's Investment in:			$40,000	$1,200,000	$0	$0	$1,000,000	$0	$198,000	$1,500,000	$0	$0	$0	$0
City Incentives			$0	$0										
		Growth	**Const. Per.**	**Yr. 1**	**Yr. 2**	**Yr. 3**	**Yr. 4**	**Yr. 5**	**Yr. 6**	**Yr. 7**	**Yr. 8**	**Yr. 9**	**Yr. 10**	**Total**
Sales		2.00%		$375,000	$375,000	$562,500	$656,250	$750,000	$750,000	$937,500	$937,500	$937,500	$956,250	$7,237,500
Purchases		2.00%		$300,000	$250,000	$375,000	$437,500	$500,000	$500,000	$625,000	$625,000	$625,000	$625,000	$4,862,500
Net City Util. Revenue		3.00%	$109	$843	$869	$895	$922	$949	$978	$1,007	$1,037	$1,068	$1,101	$9,779
Franchise Fees		2.00%	$75	$645	$658	$671	$684	$698	$712	$726	$741	$756	$771	$7,138
Net County Trash Rev.		3.00%	$298	$358	$369	$380	$391	$403	$415	$428	$441	$454	$467	$4,405
PILOT - So. Hutchinson			$0	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$111
PILOT - Reno Co.			$0	$11	$11	$11	$11	$11	$11	$11	$11	$11	$11	$108
PILOT - State			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4
PILOT- USD 309			$0	$13	$13	$13	$13	$13	$13	$13	$13	$13	$13	$128
PILOT - HCC			$0	$6	$6	$6	$6	$6	$6	$6	$6	$6	$6	$59
New Employees			0	3	0	0	2	0	2	0	0	0	0	7
Employees new to the city			33%	1.0	0	0	1	0	0	0	0	0	0	2.0
Employees new to the county			33%	1.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
Employees new to the state			0%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New students in K-12				1.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
New employee average salary			$0	$36,000	$36,720	$37,454	$37,500	$38,250	$38,036	$38,796	$39,572	$40,364	$41,171	N/A
Tax Abatement-Land				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
Tax Abatement-Bldg.				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
Visitors		0.0%	0	50	50	50	50	50	50	50	50	50	50	500

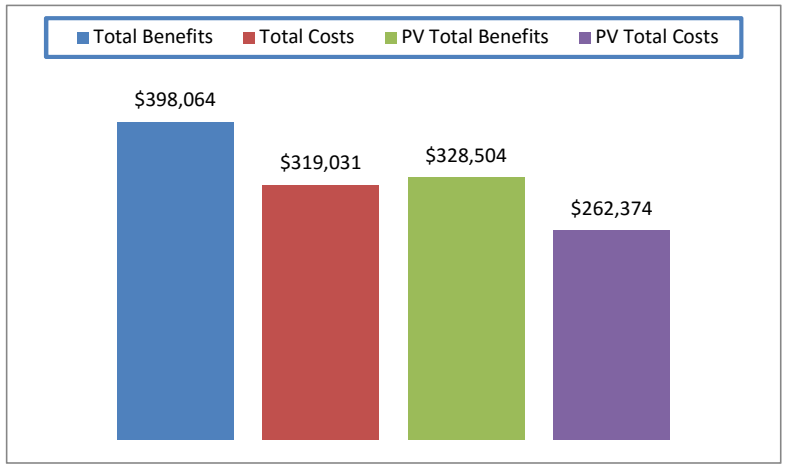
	City	County	State
Percentage of sales taxable in the	100%	100%	100%
Percentage of purchases taxable in the	15%	50%	100%
Assumed Inflation Rate	2.00%		

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
COST-BENEFIT ANALYSIS PROJECT SUMMARY								
PROJECT NAME:		**Sun Valley, Inc.**						
DATE:		2/29/2016						
Entity	**Total Benefits**	**Total Costs & Incentives**	**Net Benefits**	**Net Present Value of Net Benefits**	**NPV of Incentives & Taxes Abated**	**Ratio of NPV of Net Benefits to NPV of Incentives and Taxes Abated**	**Actual Benefit to Actual Cost Ratio**	**Avg. Annual Rate of Return**
City of So. Hutchinson	$398,064	$319,031	$79,033	$66,130	$257,195	0.26	1.25	2.48%
Reno County	$480,676	$307,321	$173,355	$145,461	$250,913	0.58	1.56	5.64%
Nickerson USD 309	$550,490	$384,457	$166,033	$138,426	$297,497	0.47	1.43	4.32%
Hutchinson Community College	$175,107	$168,966	$6,142	$5,122	$138,104	0.04	1.04	0.36%
State of Kansas	$188,450	$22,503	$165,947	$516,829	$9,203	56.16	8.37	73.74%

SUMMARY OF COSTS AND BENEFITS FOR: **City of So. Hutchinson**
PROJECT: **Sun Valley, Inc.**
DATE: 2/29/2016
DISCOUNT RATE: 3.00%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: **1.25**
Ratio of Present Value of Total Benefits to Present Value of Total Costs: **1.25**
(Typical desired ratio would be 1.3 to 1) **Average ROI** **2.48%**

Year	Sales and Transient Guest Taxes	New Property Taxes	Utilities and Franchise Fees	PILOT Payment	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Incentives and Cost of Various City Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	$225	$0	$184	$0	$0	$409	$409	$0	$0	$0	$0	$409	$409	$409	$0
1	$3,304	$12,996	$1,488	$11	$271	$18,070	$17,543	$330	$12,996	$13,325	$12,937	$4,744	$5,154	$4,606	$12,617
2	$3,251	$13,255	$1,527	$11	$276	$18,320	$17,268	$336	$13,255	$13,592	$12,812	$4,728	$9,882	$4,457	$12,495
3	$4,801	$13,521	$1,566	$11	$282	$20,180	$18,467	$343	$13,521	$13,864	$12,687	$6,316	$16,198	$5,780	$12,373
4	$5,903	$24,271	$1,606	$11	$575	$32,366	$28,757	$700	$24,271	$24,971	$22,186	$7,395	$23,593	$6,570	$21,565
5	$6,495	$24,757	$1,648	$11	$586	$33,496	$28,894	$714	$24,757	$25,470	$21,971	$8,026	$31,619	$6,923	$21,355
6	$6,775	$43,047	$1,690	$11	$598	$52,121	$43,650	$728	$43,047	$43,775	$36,661	$8,346	$39,964	$6,989	$36,051
7	$8,046	$43,908	$1,734	$11	$610	$54,309	$44,158	$743	$43,908	$44,651	$36,305	$9,658	$49,622	$7,853	$35,701
8	$8,053	$44,786	$1,778	$11	$622	$55,251	$43,615	$758	$44,786	$45,544	$35,953	$9,707	$59,329	$7,663	$35,355
9	$8,059	$45,682	$1,824	$11	$635	$56,211	$43,081	$773	$45,682	$46,455	$35,604	$9,756	$69,085	$7,477	$35,011
10	$8,206	$46,596	$1,871	$11	$647	$57,332	$42,660	$788	$46,596	$47,384	$35,258	$9,948	$79,033	$7,402	$34,672
Total	$63,116	$312,819	$16,916	$111	$5,102	$398,064	$328,504	$6,212	$312,819	$319,031	$262,374	$79,033	$79,033	$66,130	$257,195



SUMMARY OF COSTS AND BENEFITS FOR: **Reno County**

PROJECT: **Sun Valley, Inc.**

DATE: 2/29/2016

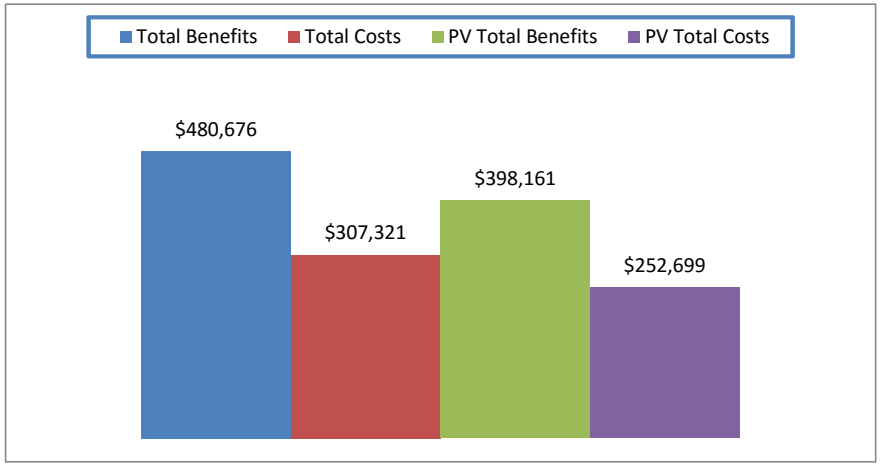
DISCOUNT RATE: 3.00%

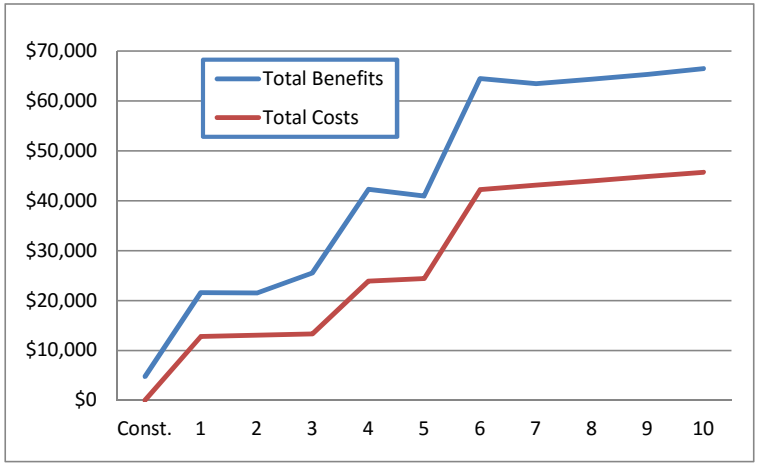
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: **1.56**

Ratio of Present Value of Total Benefits to Present Value of Total Costs: **1.58**

Average ROI **5.64%**

Year	Sales and Transient Guest Taxes	New Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	$4,500	$0	$0	$298	$4,798	$4,798	$0	$0	$0	$0	$4,798	$4,798	$4,798	$0
1	$8,203	$12,678	$11	$704	$21,596	$20,967	$114	$12,678	$12,792	$12,419	$8,804	$13,602	$8,548	$12,309
2	$7,835	$12,932	$11	$721	$21,499	$20,265	$116	$12,932	$13,048	$12,299	$8,451	$22,053	$7,966	$12,189
3	$11,591	$13,190	$11	$740	$25,532	$23,365	$118	$13,190	$13,309	$12,179	$12,223	$34,277	$11,186	$12,071
4	$17,499	$23,678	$11	$1,125	$42,313	$37,595	$241	$23,678	$23,920	$21,252	$18,394	$52,670	$16,342	$21,038
5	$15,637	$24,152	$11	$1,151	$40,951	$35,324	$246	$24,152	$24,398	$21,046	$16,553	$69,223	$14,278	$20,834
6	$21,260	$41,996	$11	$1,178	$64,445	$53,971	$251	$41,996	$42,247	$35,381	$22,198	$91,421	$18,590	$35,171
7	$19,397	$42,836	$11	$1,206	$63,450	$51,591	$256	$42,836	$43,092	$35,038	$20,358	$111,779	$16,553	$34,829
8	$19,410	$43,692	$11	$1,235	$64,348	$50,797	$261	$43,692	$43,954	$34,697	$20,394	$132,173	$16,100	$34,491
9	$19,424	$44,566	$11	$1,264	$65,264	$50,020	$267	$44,566	$44,833	$34,361	$20,431	$152,605	$15,659	$34,156
10	$19,718	$45,457	$11	$1,294	$66,480	$49,467	$272	$45,457	$45,729	$34,027	$20,751	$173,355	$15,440	$33,825
Total	$164,474	$305,177	$108	$10,916	$480,676	$398,161	$2,143	$305,177	$307,321	$252,699	$173,355	$173,355	$145,461	$250,913





SUMMARY OF COSTS AND BENEFITS FOR: Nickerson USD 309

PROJECT: Sun Valley, Inc.

DATE: 2/29/2016

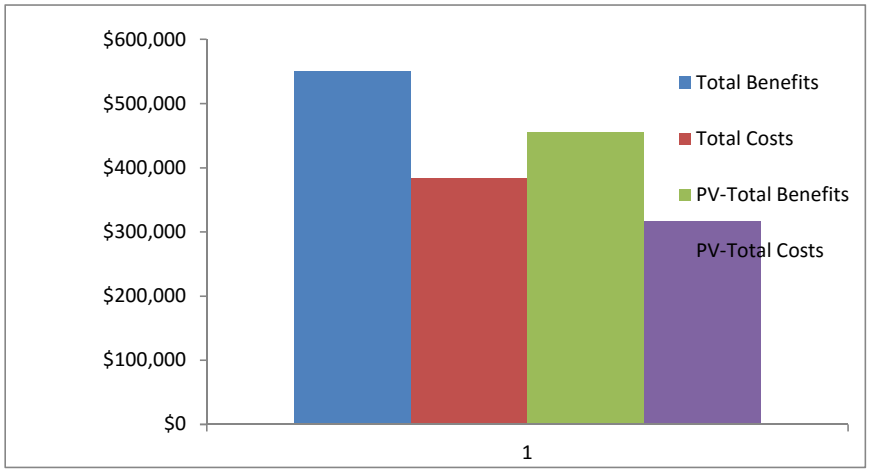
DISCOUNT RATE: 3.00%

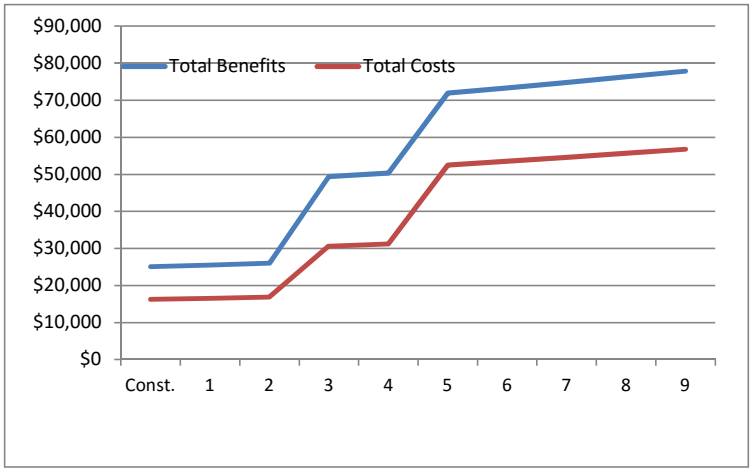
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 1.43

Ratio of Present Value of Total Benefits to Present Value of Total Cost 1.44

(Typical desired ratio would be 1.3 to 1) **Average ROI** 4.32%

Year	New Property Taxes	PILOT Payment	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1	$15,032	$13	$10,007	$25,052	$24,322	$1,201	$15,032	$16,233	$15,760	$8,819	$8,819	$8,562	$14,594
2	$15,333	$13	$10,207	$25,553	$24,086	$1,225	$15,333	$16,557	$15,607	$8,995	$17,815	$8,479	$14,452
3	$15,639	$13	$10,411	$26,063	$23,852	$1,249	$15,639	$16,888	$15,455	$9,175	$26,990	$8,396	$14,312
4	$28,074	$13	$21,239	$49,327	$43,826	$2,548	$28,074	$30,623	$27,208	$18,704	$45,693	$16,618	$24,944
5	$28,636	$13	$21,664	$50,313	$43,400	$2,599	$28,636	$31,235	$26,944	$19,078	$64,771	$16,456	$24,702
6	$49,793	$13	$22,097	$71,903	$60,218	$2,651	$49,793	$52,444	$43,921	$19,459	$84,230	$16,296	$41,701
7	$50,789	$13	$22,539	$73,341	$59,633	$2,704	$50,789	$53,493	$43,495	$19,848	$104,078	$16,138	$41,296
8	$51,804	$13	$22,990	$74,807	$59,054	$2,758	$51,804	$54,563	$43,072	$20,244	$124,322	$15,981	$40,895
9	$52,840	$13	$23,450	$76,303	$58,480	$2,814	$52,840	$55,654	$42,654	$20,649	$144,971	$15,826	$40,498
10	$53,897	$13	$23,919	$77,829	$57,912	$2,870	$53,897	$56,767	$42,240	$21,062	$166,033	$15,672	$40,105
Total	$361,837	$128	$188,525	$550,490	$454,782	$22,620	$361,837	$384,457	$316,356	$166,033	$166,033	$138,426	$297,497



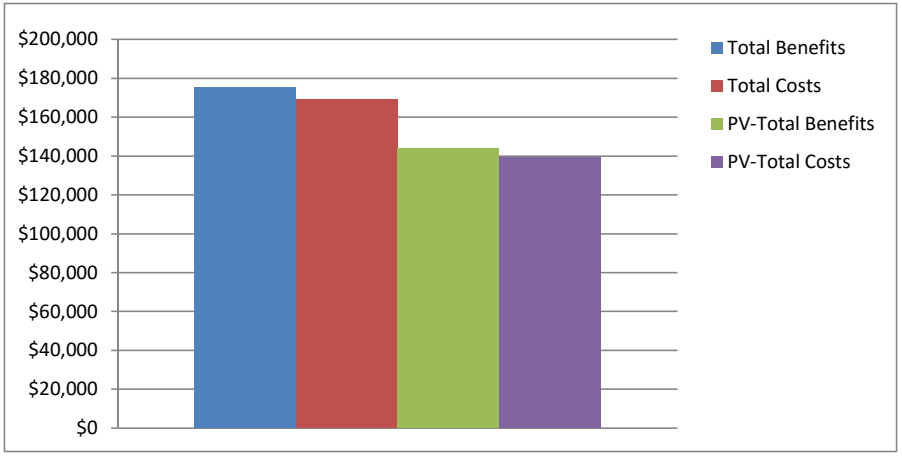


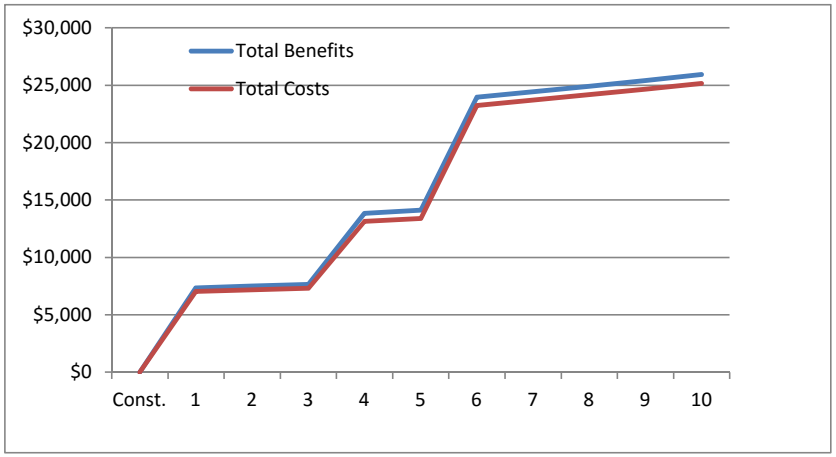
SUMMARY OF COSTS AND BENEFITS FOR: Hutchinson Community College
PROJECT: Sun Valley, Inc.
DATE: 2/29/2016

DISCOUNT RATE: 3.00%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 1.04
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 1.04
(Typical desired ratio would be 1.3 to 1) **Average ROI** 0.36%

Year	New District Property Taxes	District PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1	$6,978	$6	$376	$7,360	$7,145	$53	$6,978	$7,031	$6,826	$329	$329	$319	$6,775
2	$7,118	$6	$383	$7,507	$7,076	$54	$7,118	$7,171	$6,760	$335	$664	$316	$6,709
3	$7,260	$6	$391	$7,657	$7,007	$55	$7,260	$7,315	$6,694	$342	$1,006	$313	$6,644
4	$13,033	$6	$797	$13,836	$12,293	$112	$13,033	$13,145	$11,679	$691	$1,697	$614	$11,579
5	$13,293	$6	$813	$14,112	$12,174	$114	$13,293	$13,408	$11,565	$705	$2,402	$608	$11,467
6	$23,115	$6	$829	$23,950	$20,058	$116	$23,115	$23,231	$19,456	$719	$3,121	$602	$19,358
7	$23,577	$6	$846	$24,429	$19,863	$119	$23,577	$23,696	$19,267	$733	$3,854	$596	$19,170
8	$24,049	$6	$863	$24,917	$19,670	$121	$24,049	$24,170	$19,080	$748	$4,602	$590	$18,984
9	$24,530	$6	$880	$25,416	$19,479	$124	$24,530	$24,653	$18,895	$762	$5,364	$584	$18,800
10	$25,020	$6	$898	$25,924	$19,290	$126	$25,020	$25,146	$18,711	$778	$6,142	$579	$18,617
Total	$167,972	$59	$7,076	$175,107	$144,054	$994	$167,972	$168,966	$138,933	$6,142	$6,142	$5,122	$138,104



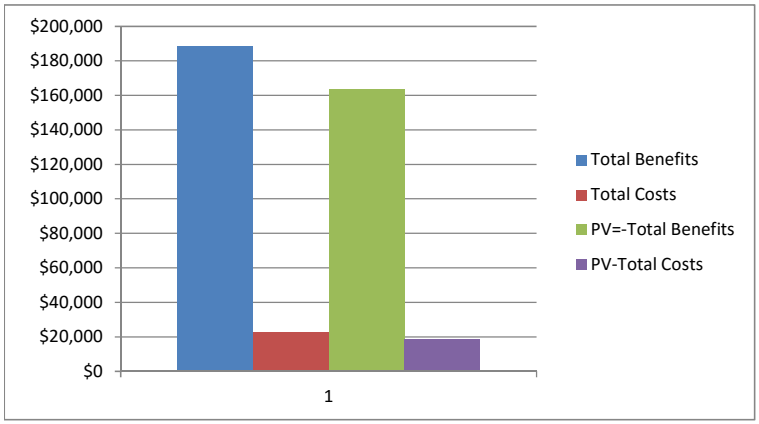


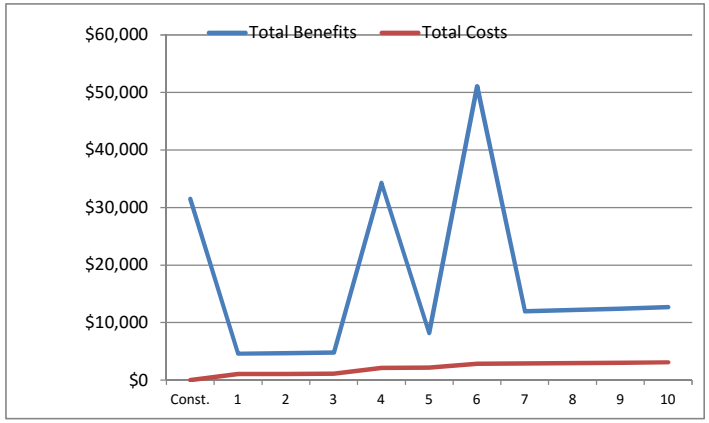
SUMMARY OF COSTS AND BENEFITS FOR: State of Kansas
PROJECT: Sun Valley, Inc.
DATE: 2/29/2016

DISCOUNT RATE: 3.00%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 8.37
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 8.77
(Typical desired ratio would be 1.3 to 1) **Average ROI** 73.74%

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Property Taxes Abated	Other Costs & Incentives	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	$19,500	$0	$12,000	$0	$0	$31,500	$31,500	$0	$0	$0	$0	$0	$0	$31,500	$31,500	$31,500	$0
1	$3,510	$465	$621	$0	$0	$4,596	$4,463	$0	$600	$465	$0	$1,065	$1,034	$3,531	$35,031	$3,428	$451
2	$3,580	$474	$633	$0	$0	$4,688	$4,419	$0	$612	$474	$0	$1,087	$1,024	$3,602	$38,633	$3,395	$447
3	$3,652	$484	$646	$0	$0	$4,782	$4,376	$0	$625	$484	$0	$1,108	$1,014	$3,674	$42,306	$3,362	$443
4	$22,344	$868	$11,078	$0	$0	$34,291	$30,467	$0	$1,274	$868	$0	$2,143	$1,904	$32,148	$74,454	$28,563	$772
5	$6,216	$886	$1,100	$0	$0	$8,202	$7,075	$0	$1,300	$886	$0	$2,186	$1,885	$6,016	$80,470	$5,189	$764
6	$33,028	$1,540	$16,531	$0	$0	$51,100	$42,795	$0	$1,326	$1,540	$0	$2,866	$2,400	$48,234	$128,704	$40,395	$1,290
7	$8,826	$1,571	$1,562	$0	$0	$11,959	$9,724	$0	$1,352	$1,571	$0	$2,923	$2,377	$9,036	$137,740	$7,347	$1,277
8	$9,003	$1,603	$1,593	$0	$0	$12,198	$9,630	$0	$1,379	$1,603	$0	$2,982	$2,354	$9,217	$146,957	$7,276	$1,265
9	$9,183	$1,635	$1,625	$0	$0	$12,442	$9,536	$0	$1,407	$1,635	$0	$3,041	$2,331	$9,401	$156,358	$7,205	$1,253
10	$9,366	$1,667	$1,657	$0	$0	$12,691	$9,443	$0	$1,435	$1,667	$0	$3,102	$2,308	$9,589	$165,947	$7,135	$1,241
Total	$128,208	$11,193	$49,045	$4	$0	$188,450	$163,428	$0	$11,310	$11,193	$0	$22,503	$18,632	$165,947	$165,947	$516,829	$9,203





Sun Valley, Inc.

Other Economic Impacts of the Project

	In the First Year	Over 10 Years
Number of Jobs Created (Includes related jobs from construction, etc.)	30	7
Number of New Residents in the Community	3	6
Number of Additional Students in the Local School District	1	2
Increase in Local Personal Incomes	$54,000	$1,047,424
Increase in Local Retail Sales	$589,492	$8,619,567
Increase in the Community's Property Tax Base	$1,200,000	$3,700,000

City of South Hutchinson
Staff Report

Topic: **Sallee Lawn Care Agreement**
Date: **March 7, 2016**

Attached is the Sallee Lawn Care maintenance agreement for 2016. As with last year, Sallee has provided essentially a cost list for specific items that may or may not need to be replaced. The weekly maintenance is $285.00 per week, up from $265 per week in 2015. We've averaged 31 weeks of maintenance over the last three years, which would be $8,835 for 2016. As with last year this maintenance agreement would take the place of a seasonal employee in the PW department.

Sallee is also proposing a "spring cleaning," thoroughly going through the beds before the maintenance begins to replace dead plants, add plants to fill in and pruning and trimming that is outside of the normal maintenance. Sallee has proposed a flat fee for each bed as it is unclear how much time and material is needed for each bed. This rate is presumably the average for the time and materials invested over the last few years. The price for 2016 is $395 per area, an increase of $40 per area in 2015. With 9 areas, the total cost of $3,555 compared to last year's cost of $3,195.

The remaining items are on a unit cost, as needed basis. The service provided by Sallee has been excellent in past three years. It would be difficult to find seasonal help that could provide that level of service and expertise for a competitive price.

FISCAL IMPACT

Funds for the Main Street streetscape come from the Economic Development / Street Sales tax fund. There is $20,000 dedicated for maintenance services in the 2016 budget, which took into account this expense.

STAFF RECOMMENDATION

Staff recommends approving the maintenance and "spring cleaning."

Sallee Lawn Care

P.O. Box 1952, Hutchinson, KS 67504
Phone (620) 665-8698

February 4, 2016

City of South Hutchinson
2 South Main
South Hutchinson, KS 67505

Landscape Maintenance Contract for 2016

Spring clean-up of landscape areas along Main St. Would include trimming all existing shrubs and pruning trees that need it. Would also include replacing some of the plants that need replaced and adding some to fill in the empty areas.
$395.00 per area

Weekly maintenance of trees and landscape beds, also includes watering.
$285.00 per week

Replace any tree gator bags that are damaged $25.40 each

Re-stake any trees that stakes have been broken from wind $30.00 per tree

Re-mulch trees that lost mulch $29.75 per tree (includes mulch and labor)
(Using Premium Grade-A cedar Mulch)

Remove any dead trees and re-plant with a new tree $534.75 per tree

Please sign and return _____

Thank you,
Brad Sallee
Sallee Lawn Care Inc.
620-669-7939

RESOLUTION NO. 16-535

A RESOLUTION AUTHORIZING FIREWORKS DISPLAY IN THE CITY OF SOUTH HUTCHINSON, KANSAS

WHEREAS, Section 7-302 of the Code of the City of South Hutchinson, Kansas prohibits the discharge of fireworks in the City, except when authorized by resolution of the governing body, and;

WHEREAS, Big Fireworks Inc., a professional fireworks handler, wishes to present a fireworks display located on City property, Lionette Field on April 22, 2016;

NOW THEREFORE,

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS, that Big Fireworks Inc. is hereby authorized to discharge a fireworks display within the City on property owned by the City, Lionette Field on April 22, 2016 commencing at approximately 9:30 p.m.

BE IT FURTHER RESOLVED, that Big Fireworks Inc. shall prior to April 1, 2016, present to the City, evidence of Liability Insurance in the minimum amount of One Million Dollars (1,000,000.00) per claim.

BE IT FURTHER RESOLVED, that Big Fireworks Inc. shall prior to April 1, 2016, present to the City the amount of One Thousand Dollars (1,000) as rental fee for the use of City property, Lionette Field.

ADOPTED BY THE GOVERNING BODY THE 7TH DAY OF MARCH, 2016

_____
A.E. Murray, Mayor

ATTEST:

_____
Denise McCue, City Clerk

Matt Stiles

From: Sean Conn [sean@bigfireworks.com]
Sent: Tuesday, February 23, 2016 9:32 AM
To: Matt Stiles
Cc: Aaron Cline
Subject: Big Fireworks Demo request information
Attachments: AMERICAN EAGLE 100 W AVE C - KANSAS DEMO.pdf

Matt,

Please add Big Fireworks to the agenda on March 7, 2016 so that we may obtain a Resolution allow us to use Lyons Field for our customer demo fireworks show on April 22, 2016. Aaron Cline will attend on behalf of company.

We are using Brian Clapper for our shooter. He will be using electronic fire system so there will be less product used that last year and less smoke and flame. I have included below a brief summary of his experience:

Wisconsin Pyrotechnics Arts Guild Safety Chairman 2005-2010. Duties included supervising and the securing of the site and pyrotechnic devices. Obtaining safety crew members and inspecting member built devices for possible malfunctions before items are fired. Still an active member just a volunteer and inspector when needed, member since 2004.

National Fireworks Association safety team member 2008-present. 2012 promoted to "core safety team member" There are only 3 core members and they are responsible for the entire shoot site and all safety decisions are made by the core members. Since 2010 I have personally hand fired all the class c demo items, about 200 or so items per night. In 2009 we gave the demo companies a choice of electric fire or hand fire. I was told I did such a good job no one could tell which were hand or electric fired, so in 2010 we went to all hand fire.

I have had my PGI shooter certification since 2004.

Shot Fireworks Country demo since 2006.

Brat fest in Madison Wi - 2010 to present

Bowler Fireman's Bash Bowler Wi 2007- to present

Indian Head Golf Course annual golf party 2008-2014

Ozaukee County Fair since 2008

Shocktober Sheridan MI 2012

BIG Fireworks demo 2011-2016

Assisted on WPAG show in Appleton WI 2006 Personally responsible for all 500 mines and comets.

Large wedding show in 2010 and 2014 both a mix of class C and B

references:
Tony Bamkee - 414-305-6599
Matt Hoffman - 920-410-3390:
Jerry Bamkee owner of Fireworks Country - 715-253-2276 Howard Fry- NFA director- 814-659-7201

AMERI43 OP ID: 15

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/23/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Brown & Brown of Florida, Inc.
Daytona Beach Office
P.O. Box 2412
Daytona Beach, FL 32115-2412
Thomas Martin

CONTACT NAME: COURTNEY CROWN
PHONE (A/C, No, Ext): 386-252-9601 FAX (A/C, No): 386-239-5729
E-MAIL ADDRESS: CCROWN@BBDAYTONA.COM

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : James River Ins Company	12203
INSURER B : Arch Insurance Company	11150
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
AMERICAN EAGLE SUPERSTORE, INC
DBA BIG FIREWORKS
3366 REMY DR
Lansing, MI 48906-2727

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			000487674	09/15/2015	09/15/2016	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ EXCLUDED
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 4,000,000
A	X EXCESS LIAB CLAIMS-MADE			000549231	09/15/2015	09/15/2016	AGGREGATE	$ 4,000,000
	X DED RETENTION $ NIL							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	EXCESS LIABILITY			UXP005908800	09/15/2015	09/15/2016	PER OCCUR	5,000,000
							AGGREGATE	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF SOUTH HUTCHINSON, KS IS AN ADDITIONAL INSURED IN REGARDS TO GENERAL LIABILITY PER FORM FP5279-0112. RE: 4/22/16 FIREWORKS DEMO GENERAL LIABILITY AND EXCESS LIABILITY COVERAGES TOTAL $11,000,000PRODUCTS AND COMPLETED OPERATIONS AGGREGATE AND $14,000,000 PREMISE LIABILITY AGGREGATE. DURING PERIODS WHEN CONSUMER FIREWORKS ARE SOLD.

CERTIFICATE HOLDER

AMERE47

AMERICAN EAGLE SUPERSTORE, INC
BIG FIREWORKS DEMO
100 W AVENUE C
SOUTH HUTCHINSON, KS 67505

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ORDINANCE NO. 16-866

AN ORDINANCE ENACTED APPROVING AND INCORPORATING BY REFERENCE THE 2040 SOUTH HUTCHINSON COMPREHENSIVE PLAN RELATING TO THE DEVELOPMENT OF THE CITY IN AN ORDERLY, EFFICIENT PATTERN AND PROVIDING FOR BASIC COMMUNITY SERVICES AND PUBLISHED IN BOOK FORM BY THE SOUTH HUTCHINSON CITY PLANNING COMMISSION.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS:

Section 1. Adoption: There is hereby incorporated by reference the South Hutchinson 2040 Comprehensive Plan published in book form by the South Hutchinson Planning Commission. Such incorporation by reference is authorized by K.S.A. 12-3302, all as amended. No fewer than (3) copies of the 2040 Comprehensive Plan shall be marked or stamped "Official Copy as incorporated by the City Council of the City of South Hutchinson, Kansas" and to which shall be attached a copy of this section and filed with the City Clerk to be open for inspection and available to the public at all reasonable hours.

Section 2. Public Hearing: The public hearing required by Kansas law was duly held on the 8th day of February, 2016, by the South Hutchinson Planning Commission; a full and complete discussion of said Comprehensive Plan was had at said meeting and that the Comprehensive Plan herein adopted is true and correct copy of the plan as adopted by the South Hutchinson Planning Commission and amended by the Governing Body.

Section 3. Repeal: All other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its publication in the official city newspaper.

PASSED AND APPROVED THIS 7TH DAY OF MARCH, 2016.

_____
A.E. Murray, Mayor

ATTEST:

_____
Denise McCue, City Clerk

South Hutchinson

2040 COMPREHENSIVE PLAN

Final Draft: December 2015

ACKNOWLEDGMENTS

South Hutchinson

CITY COUNCIL

Pete Murray, Mayor

Dave Pitman, Council President

Mandi Blumanhourst

Joe Honeycutt

Erwin Leeper

Larry Meadows

PLANNING COMMISSION / STEERING COMMITTEE

Luke Herren, Chairman

Jim Chastain

Mark Estes

Tom Hoffman

Travis Hummel

Bob McBride

Matt Mock

Joyce Pitman

Kim Scholtisseck

CORE TEAM

Matt Stiles, City Administrator

James Dull, City Superintendent

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

PEC Project Manager: Scott Dunakey, AICP

PEC Project Planner: Mitch Coffman, AICP

PEC Project Engineer: Ben Mabry, PE

Insert Planning Commission Adoption Resolution

Insert City Council Adoption Ordinance

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PURPOSE OF THE PLAN

The 2040 Comprehensive Plan is an official policy document of the City of South Hutchinson. It establishes long-term goals to guide future development; identifies community growth needs; and helps the City meet those needs. Planning for the future allows South Hutchinson to maintain a high quality of life as the community changes and grows.

Kansas statutes (K.S.A. 12-741, et seq.) authorize cities to engage in planning to fulfill their responsibilities over "protection of the public health, safety and welfare." The statutes authorize creating comprehensive plans and outline the requirements for implementing those plans with zoning and subdivision regulations. The Comprehensive Plan is the primary document that states how the City of South Hutchinson will meet these important responsibilities. It also provides residents with reasonable expectations about South Hutchinson's future.

Consider how South Hutchinson looked 25 years ago. It has changed considerably since then and will change over the 25 years of this Plan. The Plan acknowledges that change will occur and it is a proactive step to ensure changes occur in a manner consistent with community desires.

USING THE PLAN

General Guidance

The 2040 Comprehensive Plan reflects the community's desired outcomes for South Hutchinson's future. As such, it offers long-range guidance. The Comprehensive Plan should be updated approximately every 10 years. This is sufficient time to make implementation progress and account for changes in conditions, population characteristics, community preferences, and local priorities.

The Planning Commission is required by Kansas statute (K.S.A. 12-747) to review or reconsider the Plan annually. The annual review helps identify substantial deficiencies or changing conditions. Amendments may be proposed to address critical issues that should not be delayed until a major update.

Relationship to Other Documents

Zoning & Subdivision Regulations

Zoning regulations govern where various types of land uses can occur and require site design features that minimize negative impacts to surrounding properties. Subdivision regulations govern how properties must be developed to provide adequate utilities and infrastructure to support development. Together, these are the primary tools used to implement the Comprehensive Plan. They help to ensure orderly and efficient community growth.

The Comprehensive Plan provides the legal basis for enacting zoning and subdivision regulations under K.S.A. 12-741, et seq. Any extraterritorial jurisdiction of such regulations cannot exceed the Planning Area established in the Comprehensive Plan.

Capital Improvement Program

South Hutchinson develops a 5-year Capital Improvement Program (CIP) to outline its capital expenditures. The Planning Commission is required to review all proposed public improvements, public facilities, and public utilities (K.S.A. 12-748) for conformity with the Plan prior to construction. Planning Commission approval of the CIP generally satisfies this statutory requirement.

Strategic Plan

Strategic Plans are also an important means of implementing the Comprehensive Plan. They are typically short-term (three to five years) plans for the actions and projects that carry out Comprehensive Plan objectives. They prioritize the actions/projects and identify responsibilities, resources, and costs for accomplishing them. Also, benchmarks are provided to monitor progress and improve accountability.

South Hutchinson approved a Strategic Plan in July 2011, has monitored its progress, and made updates. Periodic reviews and updates will continue as actions/projects are completed, new priorities emerge, and development occurs. Future Strategic Plan updates will be focused on implementing this Plan and communicate sufficient details regarding necessary resources, funding opportunities, responsibilities, and performance monitoring.

Decision-Making

While the Comprehensive Plan identifies how to achieve community goals, it is not a 25 year budget or project list. It is unrealistic to identify all projects and programs to be implemented over the life of the Plan and accurately estimate associated costs.

The Plan provides long-term direction for making short-term decisions. Elected and appointed officials should reference the Plan when faced with decisions regarding land development, municipal services, public finances, and capital investments. If the Plan is used as intended, the decisions made will be consistent with community expectations and aspirations.

Financial & Funding Decisions

City officials must routinely determine how to spend public funds and will use the Plan to make informed financial decisions. Short-term expenditures will support the Plan's long-term goals and community priorities. Revenues collected by the City will be spent on municipal services (operating budgets) and facilities/infrastructure improvements (capital improvement programs) in a way that is consistent with the Plan.

Sometimes, capital costs exceed available cash. Financing tools, such as municipal bonds, tax increment financing districts, special benefit districts, and community improvement districts may be required to pay for needed improvements. The Plan provides valuable information for determining the appropriate finance tool for capital improvements.

Grants from state or federal agencies may offer supplemental funding for projects and programs. They will be actively pursued to leverage or offset the expenditure of local tax revenues. The Plan contains a tremendous amount of community information that may be required for various grant applications. It can also be used to select grant opportunities.

Growth & Development Decisions

As South Hutchinson grows, the city limits are anticipated to expand and incorporate properties located in the Planning Area. The City will likely annex land to advance municipal interests or when petitioned by a land owner. In either case, the Plan will be used to provide for the orderly and rational process of annexation.

The City Council and Planning Commission must take action on zoning and subdivision applications. The Plan establishes official policies regarding how the community will grow. When reviewing such development applications, the Comprehensive Plan will be referenced for guidance. Approvals will be generally consistent with the Plan's goals, objectives and policies.

Coordination

This Plan will be used by the City of South Hutchinson to coordinate planning efforts with other jurisdictions. Positive working relationships will be maintained with other municipalities, local school districts, affected townships, Reno County, and appropriate state/federal agencies. Building partnerships helps to accomplish mutually-beneficial objectives, avoid duplicative efforts, and improve the efficiency of public expenditures.

PLAN DEVELOPMENT PROCESS

The 2040 Comprehensive Plan updates and replaces the previous plan adopted by South Hutchinson in 1997. This Plan leverages the efforts of the 2011 Strategic Plan to establish a new community vision, along with updated goals, objectives, and policies. The following steps were completed to prepare the 2040 Comprehensive Plan:

- Review of previous planning documents
- Data collection and analysis
- Report of findings on existing conditions and historic trends
- Develop and refine the vision, goals, and objectives
- Identify future needs and community preferences
- Determine implementation policies and actions

Three groups were involved with Plan development: a core team, a steering committee, and the community. Guidance and input from each group was integral to the creation of the Plan.

Core Team

The core team was comprised of City staff and PEC project staff. A list of the individuals who served on the core team is found at the beginning of the Plan.

The core team led the development of the Comprehensive Plan. City core team members provided valuable input about the City and its processes and procedures. They also provided insight on issues of importance to the community and its residents, business owners, and local developers.

Steering Committee

South Hutchinson's Planning Commission served as the steering committee for the Plan. A list of the members if found at the beginning of the Plan.

The steering committee guided the direction of the Plan. Committee meetings were held at key points during Plan development. The committee provided feedback on concepts, communicated their concerns and priorities, discussed key community issues, and made recommendations on the Plan's contents.

Community Engagement

Community input is integral to the planning process. Involving citizens in the process offers an understanding local desires, aspirations, and preferences. This helps identify aspects of the community they like and wish to preserve, things that will be enhanced, and new opportunities that will be cultivated.

Competing or incompatible desires sometimes arise during the planning process. This is a normal part of planning. Planners encourage discussion, offer alternatives for consideration and facilitate compromise. This helps to reach decisions which a consensus agrees to be in the community's best interest.

During the plan development process, a community open house was held to gather feedback from local residents. A summary of existing conditions and the future land use map from the 1997 Comprehensive Plan were presented to obtain feedback and ideas for the future of the community. Also, a draft of the community vision and goals was presented, which had been reviewed by the steering committee. Upon completion of the draft Plan, a public hearing was held prior to its adoption.

Information was communicated to the public in several ways during the Plan development process. The City of South Hutchinson website was used to disseminate information, provide updates, and post links for downloading project documents. In addition to the website, other forms of communication and notification included:

- Emails distributions
- Social media posts
- Planning Commission updates
- City Council updates

PLAN STRUCTURE & ORGANIZATION

Following this introduction, the Plan is organized by chapter according to topic. Each chapter is listed below by title, including a brief summary of its content.

Chapter 2: Vision & Goals

The future vision and goals, which are the foundation of the Plan, are contained in this chapter. The vision states the community's aspirations and desired future. The goals offer guidance on specific topics to help achieve the vision.

Chapter 3: Community Profile

The community profile summarizes historic population data and demographic trends. This provides insight about South Hutchinson's residents and indicates how the population is likely to change in the future. This chapter also identifies the natural and man-made environmental features that will impact growth and development.

Chapter 4: Local Economy

This chapter describes South Hutchinson's local economy and regional economic influences. It provides goals and policies for growing and maintaining a strong local economy.

Chapter 5: Growth & Development

Chapter 5 identifies the goals and policies for orderly and efficient land development. The goals support economic development objectives while preserving the character of South Hutchinson. The chapter identifies existing conditions and action steps for land development. It also provides the future land use map and guidelines for locating different types of development.

Chapter 6: Housing

Housing conditions and needs are described in this chapter. It identifies opportunities to provide the proper amount and mix of housing types to meet community needs. Goals and policies are provided to support the housing needs of a growing and changing population.

Chapter 7: Transportation

Details about South Hutchinson's transportation system and facility conditions are contained in Chapter 7. It establishes goals and policies for providing a safe, effective, and well-maintained transportation network.

Chapter 8: City Services & Utilities

This chapter outlines the community services and public utilities provided by the City of South Hutchinson. Goals and policies are identified to help the City provide sufficient municipal support for current development and future growth. Emphasis is placed on service efficiency and funding equity.

Chapter 9: Quality of Life

The historic, cultural, recreational, and natural resources that enhance the experience of living in South Hutchinson are described in this chapter. Goals and policies are identified for preserving and improving the quality of life for all residents.

Chapter 10: Implementation

Implementing the policies of the Comprehensive Plan is vital to achieving the goals and objectives. This chapter provides additional guidance on implementing the policies of the Comprehensive Plan.

Appendix A: Community Engagement

The development of the Comprehensive Plan hinges upon community support. This appendix summarizes the community and stakeholder engagement process as well as how the input formed the Plan.

Appendix B: Soil Data Reports

This appendix provides detailed soil data reports referenced in the Comprehensive Plan. The reports include limiting characteristics of the soil for specific elements of human development.

COMMUNITY VISION

A vision is a statement of the future ideal state of the community. The ideas presented in a vision are aspirational and long-term. It answers the question of what South Hutchinson desires the future community to look and feel like. It identifies what residents like about our community and what we want to improve upon to make our community a desirable place to live and work.

South Hutchinson conducted a visioning exercise as part of the 2011 Strategic Plan. This recent effort used extensive public input to craft a statement that reflects the community's envisioned future. The Comprehensive Plan incorporates this vision statement, which is:

> *"The City of South Hutchinson is creating its preferred future to meet the needs of its residents through active community involvement. The City is home to dynamic and robust industrial, business, and residential areas that provide jobs and livable spaces to the region. With ample gateways to major highways and rail service, South Hutchinson attracts and expands business and recreational opportunities. Residents are proud of the small town atmosphere, exceptional quality of life, heritage, churches and schools."*

COMMUNITY GOALS

Goals build upon the vision to provide more definitive direction for the community. The goals developed as part of the 2040 Comprehensive Plan translate the community vision into more manageable elements. These goals are listed below in the order they appear in the Plan.

Local Economy

- Encourage the expansion of business and job opportunities within South Hutchinson through a strong economic development program.
- Enhance the local business climate through City regulations, policies, programs, and decisions.
- Actively promote South Hutchinson to encourage economic growth.

Growth & Development

- Encourage South Hutchinson to grow in an orderly and efficient development pattern.
- Avoid unnecessary environmental impacts as a result of future growth and development.

Housing

- Work to assure decent, safe, and affordable housing for all South Hutchinson residents.

Transportation

- Provide and maintain an efficient and safe transportation system.
- Provide a safe, well-connected bicycle and pedestrian system that enhances community mobility.

Public Services & Utilities

- Ensure the effective and efficient provision of City services and utility systems as South Hutchinson grows.

Quality of Life

- Sustain and expand programs to maintain a high quality of life and build community pride.
- Promote South Hutchinson's unique identity through its local culture and community assets.
- Facilitate youth involvement in the community.

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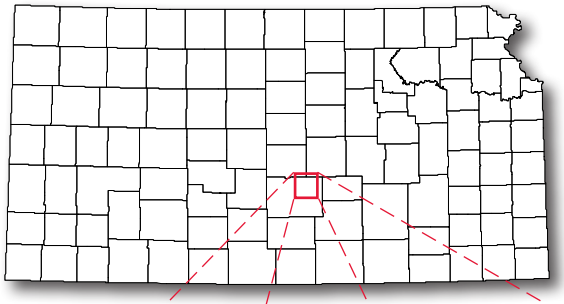
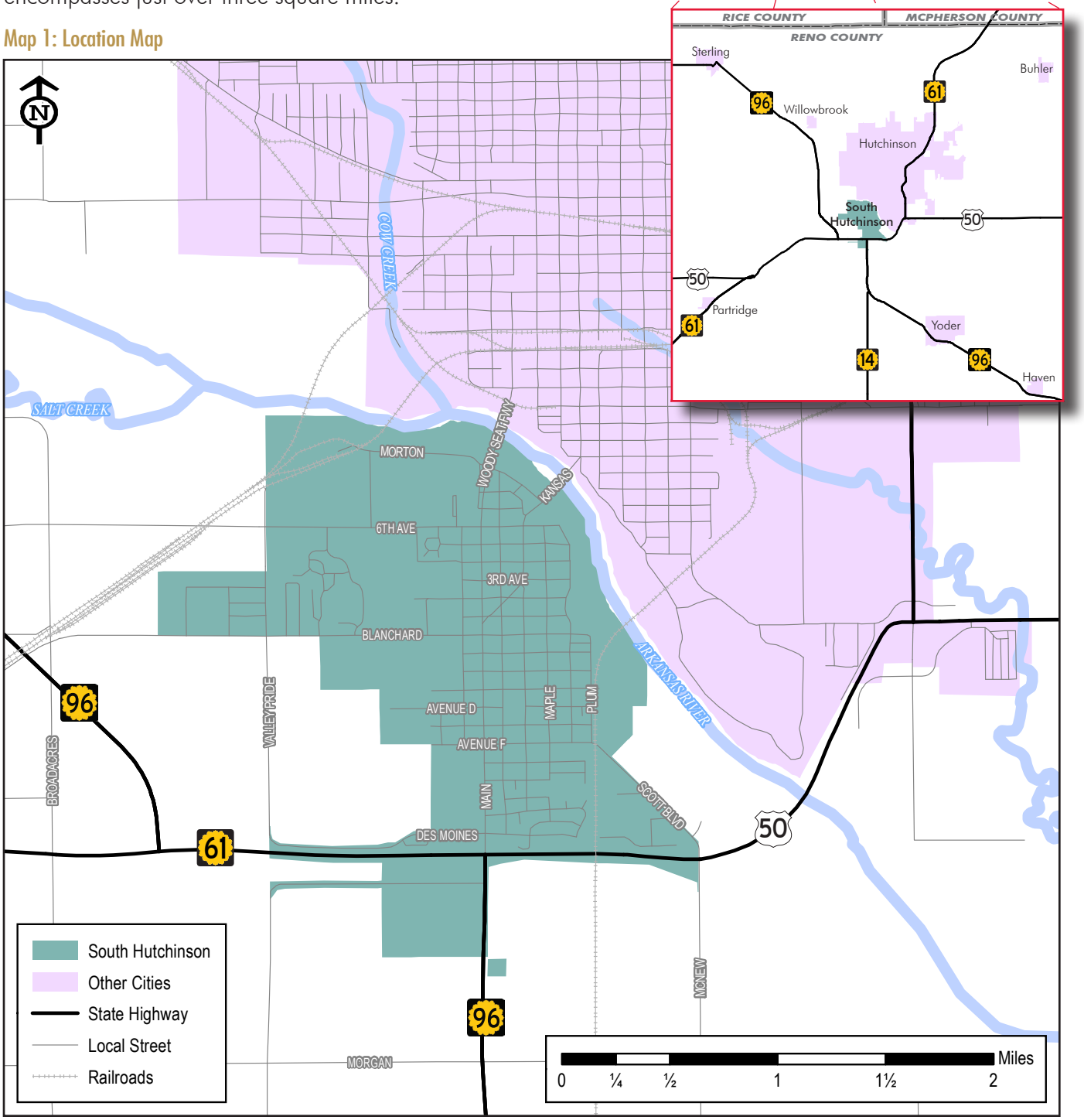
The past and present state of South Hutchinson are vital to the community's future. This chapter identifies the natural and man-made physical characteristics of the community. It also presents the existing characteristics of the community's residents, trends, and future population projections.

LOCATION

The City of South Hutchinson is located in the northeastern portion of Reno County in south central Kansas, as shown in ***Map 1***. South Hutchinson's incorporated area encompasses just over three square miles.



Map 1: Location Map



Planning Area

The South Hutchinson Planning Area has been established by statutory authority under K.S.A. 12-747 and is depicted in the Plan's maps. It is the area outside, but adjacent to municipal boundaries considered to be part of the community. Properties lying within the Planning Area are likely to be annexed and served by the City at some point in the future. Therefore, it is necessary to adequately plan for the area.

The South Hutchinson Planning Area encompasses approximately 6.5 square miles. This constitutes the City's planning jurisdiction within which all policies of this Comprehensive Plan apply.

NATURAL ENVIRONMENT

The natural environmental features of South Hutchinson have influenced, and will continue to influence, human development. These features and characteristics can positively or negatively impact development. This section highlights a few main elements of the natural environment. These were selected due to the prevalence or potential impact on South Hutchinson's development.

Wildlife & Habitat

The loss, conversion, or fragmentation of wildlife habitat is likely to happen with development. However, wildlife accustomed to human-altered environments should continue to thrive as development occurs.

Trees are often very desirable throughout a community to provide aesthetic appeal and other benefits such as shade, visual buffers, habitat and soil stabilization. South Hutchinson has many trees in the older residential neighborhoods and along water/drainage features and railroad tracks. Much of the undeveloped area is, or has been used for agriculture and has very few trees. However, it is common to see rows of trees surrounding the agricultural areas.

The Planning Area likely includes habitat of threatened and endangered species. The Federal Endangered Species Act and the Kansas Nongame and Endangered Species Conservation Act protect habitats of identified endangered and/or threated species. The US Fish and Wildlife Service and the Kansas Department of Wildlife, Parks, and Tourism (KDWPT) compile a list of threatened and endangered species.

Areas known to have current self-sustaining populations of endangered or threatened species are called Designated Critical Habitat (DCH). According to the KDWPT, there are six Threatened and Endangered Species that have DCH in Reno County.

- Arkansas Darter
- Arkansas River Shiner
- Least Tern
- Peppered Chub
- Snowy Plover
- Whooping Crane

Topography

Physical topography influences the development pattern and the viability of using land for specific uses. It also influences the location and design of many elements of the Planning Area's built environment such as roads, sewers, and drainage systems.

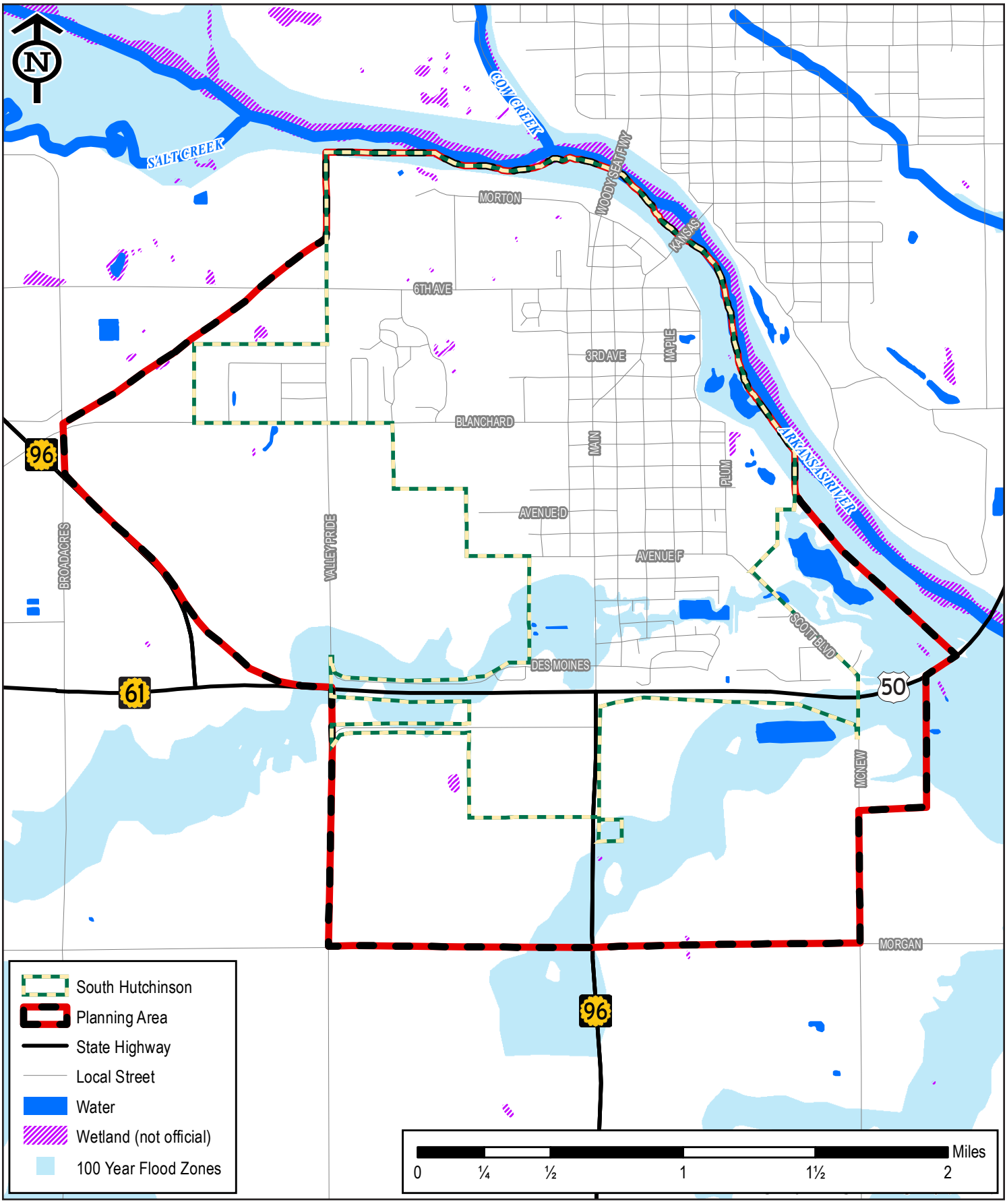
The topography of the Planning Area is generally flat with some low drainage areas, which generally does not hinder development. However, it does impact the need for lift stations for the sanitary sewer system and influences stormwater drainage. The elevation of the Planning Area generally ranges from 1,520 to 1,560 feet above sea level.

Water, Wetlands, & Flood Zones

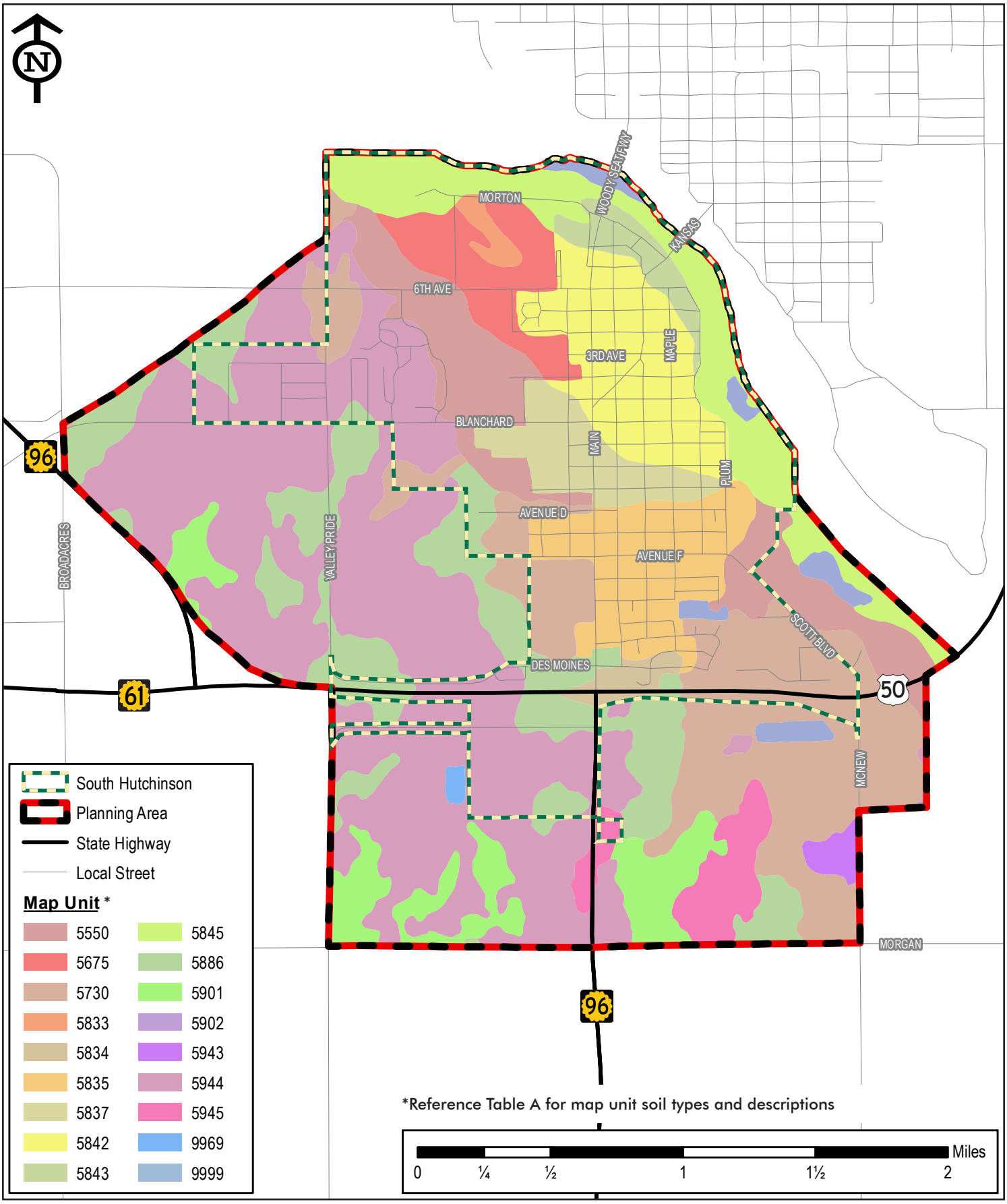
Water features, wetlands, and flood zones represent areas that act as a barrier to development. Some are completely undevelopable and others have a high cost or regulatory barriers. However, they can also be a major asset to South Hutchinson by providing wildlife habitat and natural scenic areas. These features are illustrated in ***Map 2***. The source for the wetlands is the Kansas Potential Wetland Areas Database from the Kansas Applied Remote Sensing Program. The 100 Year Flood Zone data is from the Federal Emergency Management Agency (FEMA).

The primary water features in the Planning Area is the Arkansas River. Although not formally delineated, there are wetlands along the Arkansas River and small isolated areas throughout the Planning Area. These wetlands will be identified and preserved in accordance with applicable federal laws as new development occurs.

Map 2: Water, Wetlands, & Flood Zones



Map 3: Soils


N
MORTON
WOODY SEATFWY
KANSAS
6TH AVE
3RD AVE
MAPLE
BLANCHARD
MAIN
PLUM
96
AVENUE D
AVENUE F
BROADACRES
VALLEY PRIDE
SCOTT BLVD
DES MOINES
61
50
MCNEW
MORGAN
96
South Hutchinson
Planning Area
State Highway
Local Street
Map Unit *
5550
5675
5730
5833
5834
5835
5837
5842
5843
5845
5886
5901
5902
5943
5944
5945
9969
9999
*Reference Table A for map unit soil types and descriptions
Miles
0
¼
½
1
1½
2

Soils

Soil is an expendable resource and will be protected from activities and uses detrimental to its condition. Conversely, many soil types can negatively affect certain land uses. The potential positive and negative interrelationships between the soil and the way it is used will be a development consideration. ***Map 3*** depicts the various soil units for the Planning Area. ***Table A*** below identifies the soil types and their percent of coverage in the Planning Area. Soil data was obtained from the SSURGO database from the Natural Resource Conservation Service (NRCS).

Each soil type has characteristics that to some degree limit specific types of development such as dwelling units, commercial buildings, streets, septic tank absorption fields, and sewage lagoons. Most soils in the Planning Area are loams, sands, or complex soils. These soils often have somewhat or very limiting characteristics for septic tank absorption fields and sewage lagoons. Development affecting these types of soils will need to be connected to the Cities' sanitary sewer system. The ***Appendix*** includes NRCS reports that summarize the soil characteristics and limitations.

BUILT ENVIRONMENT

The built environment includes all of the physical elements of human development. This includes buildings, roads, utility infrastructure, power lines, etc. As South Hutchinson moves towards its desired future, the built environment created by current and past generations will influence future development.

Existing Land Use & Development

Buildings and structures are major features of the built environment. As property is developed, infrastructure such as roads and utilities is required to support the human activities associated with the land uses. ***Chapter 5*** provides detailed information about land uses and development within the Planning Area.

Transportation & Utility Infrastructure

Transportation infrastructure is comprised of roads, bridges, sidewalks, paths, street signs, and parking. It allows people and products to travel with relative ease. Underground and overhead utilities serve buildings and light our streets. Potable water, sanitary sewer, electricity, and natural gas, public safety, and provide safety and health benefits. Each of these items enhances our lives with benefits such as convenience, health, and safety. The transportation infrastructure and utilities in the Planning Area are outlined in ***Chapters 7*** and ***8*** respectively.

Historic & Cultural Resources

The history and culture of South Hutchinson is important to its residents. Although no South Hutchinson properties are listed in the Kansas or national historic resource inventories, some have local historic significance. Other types of development offer cultural value. Schools, libraries, churches, parks, gymnasiums, and theaters are all important to our society's culture. Such resources that provide community identity will be preserved. For more detailed information on historic and cultural resources, refer to ***Chapter 9***.

Table A: Soil Types

Map Unit	Soil Name	Acres	% of Study Area
5550	Imano Clay Loam, Occasionally flooded	289.2	7.0%
5675	Willowbrook Fine Sandy Loam, Occasionally flooded	132.7	3.2%
5730	Darlow-Elmer Complex, 0 to 2% slopes	606.4	14.7%
5833	Saxman Loamy Sand, 0 to 1% slopes	18.6	0.5%
5834	Urban Land-Blazefork-Kaskan Complex, 0 to 1% slopes	31.6	0.8%
5835	Urban Land-Darlow-Elmer Complex, 0 to 1% slopes	211.7	5.1%
5837	Urban Land-Imano Complex, 0 to 1% slopes, protected	119.0	2.9%
5842	Urban Land-Willowbrook Complex, 0 to 1% slopes, protected	246.9	6.0%
5843	Urban Land-Yaggy Complex, 0 to 1% slopes, protected	56.7	1.4%
5845	Yaggy Fine Sandy Loam, 0 to 1% slopes	252.9	6.1%
5886	Farnum and Funmar Loams, 0 to 1% slopes	476.0	11.5%
5901	Funmar-Taver Loams, 0 to 2% slopes	194.8	4.7%
5902	Hayes Fine Sandy Loam, 1 to 5% slopes	0.5	0.0%
5943	Saltcreek and Naron Fine Sandy Loams, 0 to 1% slopes	21.0	0.5%
5944	Saltcreek and Naron Fine Sandy Loams, 1 to 3% slopes	1,309.0	31.7%
5945	Saltcreek-Funmar-Farnum Complex, 1 to 3% slopes	100.1	2.4%
9969	Aquents, Frequently ponded	6.4	0.2%
9999	Water	50.5	1.2%
	TOTAL	**4,124.0**	**100.0%**

POPULATION CHARACTERISTICS

Analyzing population characteristics is a basic step in the planning process. Such an analysis, combined with a determination of the future population potential, provides a necessary basis for determining the existing and future needs with respect to land use, public facilities and other matters. As people help to shape development in a community, its physical, social and economic characteristics in turn affect the characteristics of the people. Recognizing this interrelationship helps to develop policies that encourage favorable characteristics and minimize unfavorable trends.

According U.S. Census Bureau 2013 estimates (most recent as of the analysis), the South Hutchinson's population was 2,281. The peak growth occurred in the 1970s, but the growth rate slowed to 0.4% annually during the 1990s. Population decreased (-82) from 2000 to 2010, as did South Hutchinson's proportion of Reno County's total population. This trend continues according to the recent estimates. ***Table B*** and ***Chart A*** show the referenced population statistics.

Population density by Census Block is shown in ***Map 4***. As can be seen, South Hutchinson is not densely populated. Most of the Planning Area has a density under two persons per acre, including much of the City's incorporated area. The most densely populated blocks correspond with multi-family residential development.

Table B: US Census Population

Year	Population	Increase (#)	10 Yr Annual Growth Rate	% of County Population
1960	1,672			2.831%
1970	1,879	207	1.2%	3.092%
1980	2,226	347	1.7%	3.426%
1990	2,444	218	0.9%	3.917%
2000	2,539	95	0.4%	3.919%
2010	2,457	-82	-0.3%	3.809%

Source: U.S. Census Bureau & Reno County Comprehensive Plan

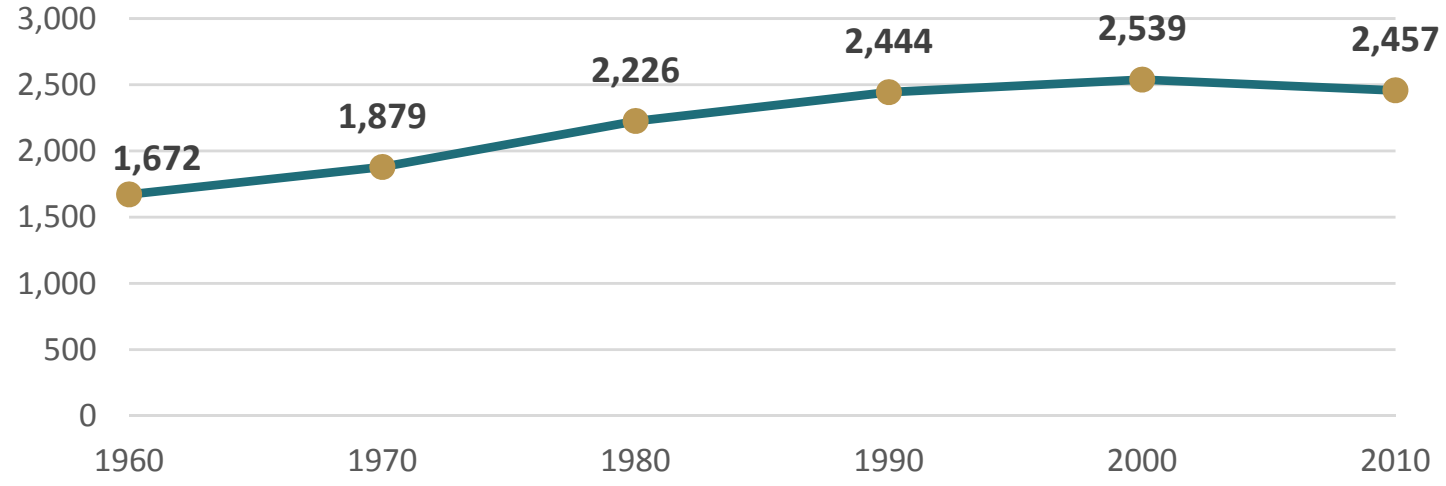
The population of South Hutchinson has aged since 2000, as illustrated by the median age in ***Table C***. In 2000, the median age of residents was 42.7 years old. That increased by 5 years to 47.7 years old in 2010. The median age for females is greater than males and also saw a greater increase from 2000 to 2010. The percent of the population 50 years of age and older has increased from 41% in 2000 to 47% in 2010. There is, and has been, a relatively high proportion of older residents. This is especially true for the 85+ age group.

Table C: Male/Female Population & Median Age

	2000	2010
Total Population	**2,539**	**2,457**
Males	1,146	1,121
Females	1,393	1,336
Median Age	**42.7**	**47.7**
Males	40.2	44.3
Females	45.0	50.3

Source: U.S. Census Bureau, Census 2000

Chart A: Historic Population Trend



Map 4: Population Density (2010)

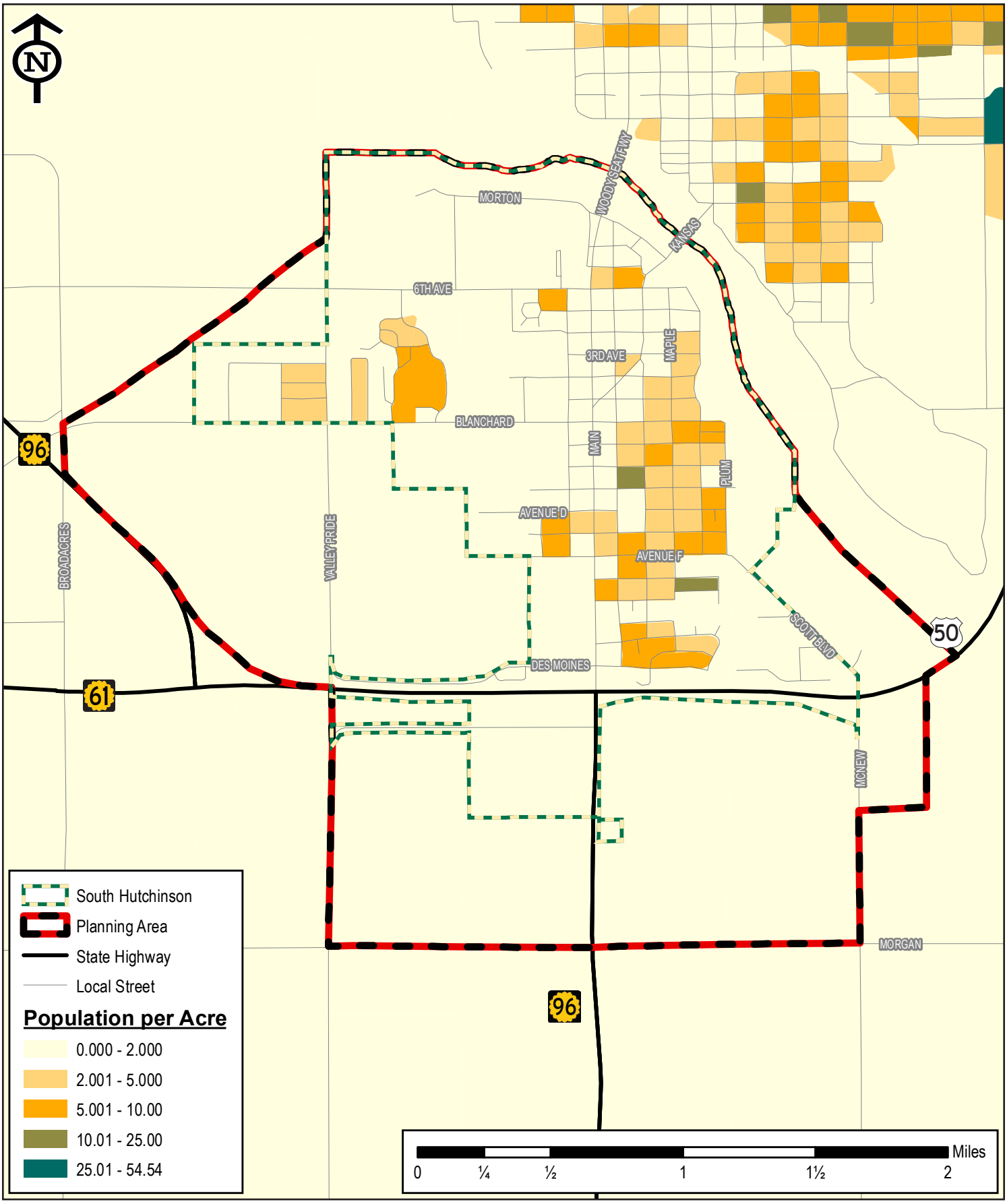
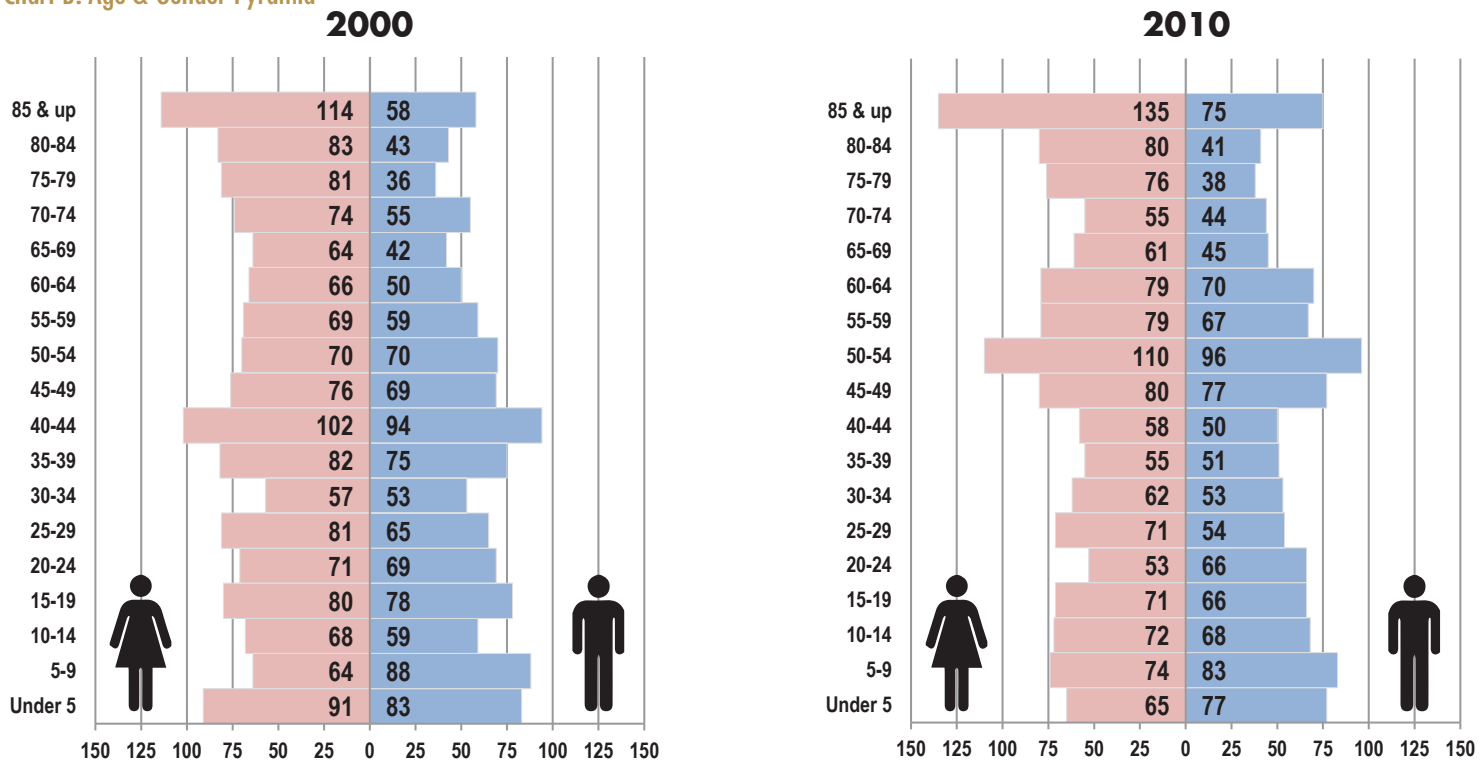


Chart B: Age & Gender Pyramid



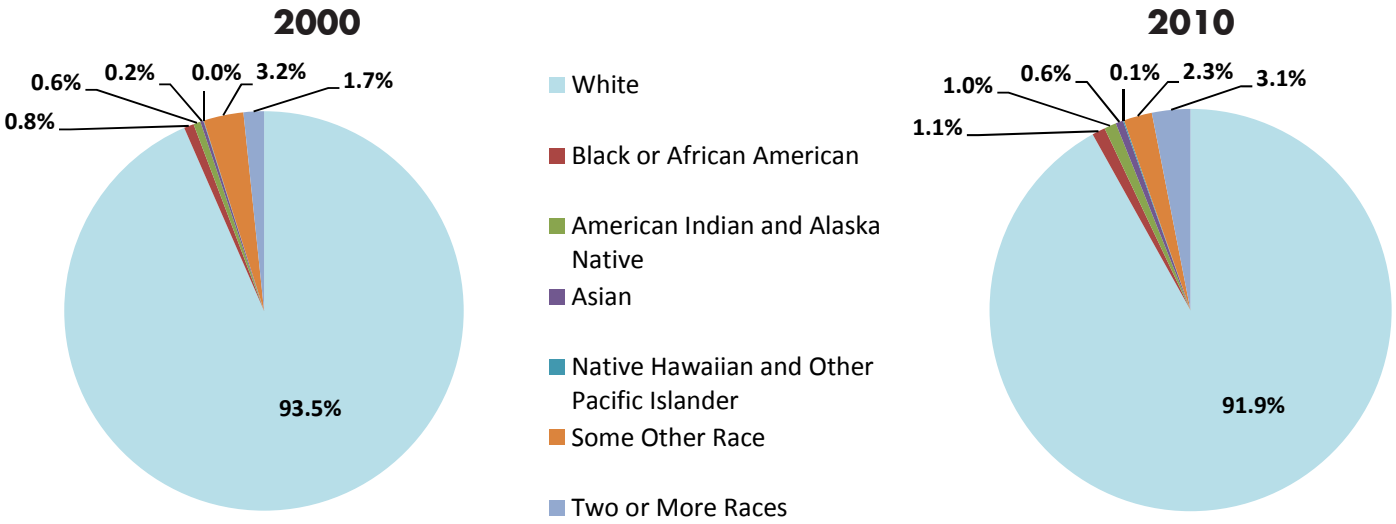
Source: U.S. Census Bureau, Census 2000 & 2010

Chart B shows the age and gender distribution of the population. You can see the baby boomer generation with the higher population 'bulge' at 40-44 in 2000 and 50-54 in 2010.

An aging population will have an effect on many aspects of the community. As we age, our housing needs and preferences often change. This will likely lead to higher demand for smaller housing and in locations in close proximity to needed services.

South Hutchinson residents predominantly identify themselves as white. However, the City is becoming more diverse over time, as shown in ***Chart C***. From 2000 to 2010, the portion of the population identified as white decreased by 1.6%. The percent of the population that is of two or more races saw the largest increase (1.4%).

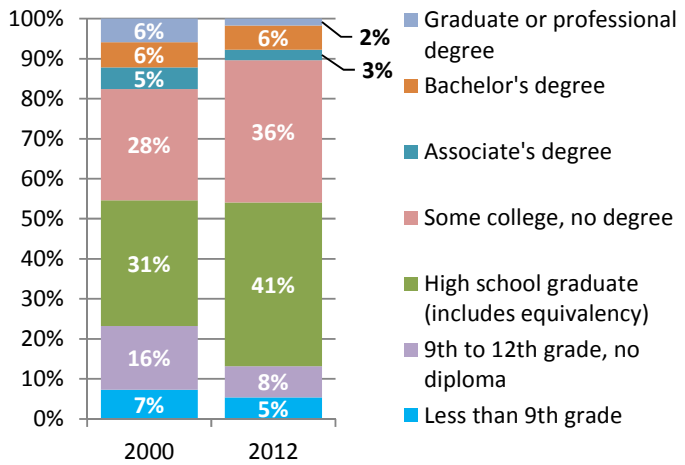
Chart C: Racial Composition



Source: U.S. Census Bureau, Census 2000 & 2010

South Hutchinson is relatively well educated, with 87% of residents 25 years or older having graduated from high school (or equivalent). ***Chart D*** shows the highest level of education completed for South Hutchinson's population in 2000 and 2012. As illustrated, the percent of the population with less than a high school education (or equivalent) has decreased, showing a more educated community. However, the percent with college degrees has also decreased from 17% to 11%.

Chart D: Educational Attainment



Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Employment in South Hutchinson has experienced some fluctuations since 2000, as shown in ***Table D***. Between 2000 and 2012, the labor force increased by 5% while unemployment increased by 4%. There has been an 11% decrease in private wage and salary workers. However, there has been an 11% increase in government workers.

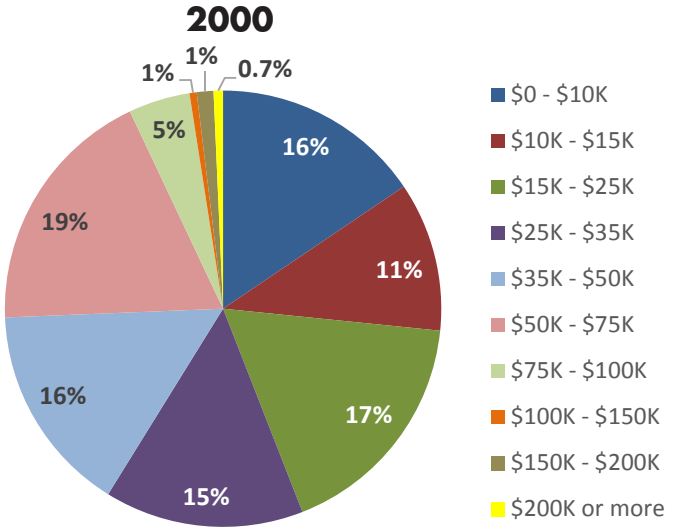
Table D: Employment

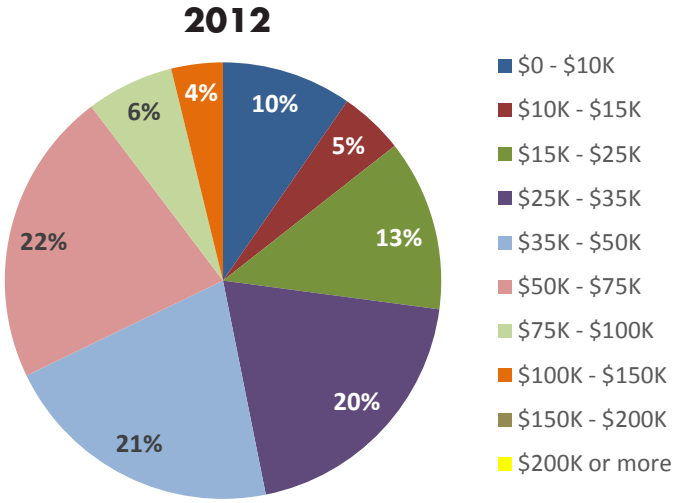
	2000		2012	
Total Population	**2,539**		**2,499**	
Population over 16	2,043	80%	2,049	82%
In Labor Force	1,151	56%	1,244	61%
Civilian Labor Force	1,151	100%	1,244	100%
Employed	1,111	97%	1,154	93%
Private Wage & Salary Workers	*941*	*85%*	*859*	*74%*
Govt Workers	*88*	*8%*	*220*	*19%*
Self-Employed	*73*	*7%*	*75*	*6%*
Unpaid Family Workers	*9*	*1%*	*0*	*0%*
Unemployed	40	3%	90	7%
Armed Forces	0	0%	0	0%
Not in Labor Force	892	44%	805	39%

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

South Hutchinson's income has improved since 2000, as shown in ***Chart E***. Median per capita income increased almost $1,700 to $19,139. Median household income increased by more than $8,700 to $37,778. The percent of households earning less than $25,000 has decreased by 17%. Those making $25,000 to $50,000 increased by 10% and those making $50,000 to $100,000 increased by 4%.

Chart E: Household Income





Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Future Population

There are various acceptable population projection methods, all of which factor in the historic growth trend. South Hutchinson's population trend since 1960 is shown in ***Table E***. Since each method yields different results, it is useful to establish a range of anticipated future population. For the purposes of this Plan, four different methods or data sources were used:

- Reno County 2013 Comprehensive Plan
- Cohort Survival Method with Migration
  - Aggregate projection of age and gender groups with births, deaths, and migration factored into the calculations
- 30-Year Trend
  - Average annual growth rate from 1980 to 2010 held constant through 2040
- 50-Year Trend
  - Average annual growth rate from 1960 to 2010 held constant through 2040

Absent a substantial change in local conditions, it is reasonable to expect South Hutchinson's population in the year 2040 to be between 2,409 and 3,098 (see ***Table F*** and ***Chart F***). The Plan uses the 30-Year Trend projection of 2,713 to assess future conditions in each of the following chapters. This projection is closest to the range's average population of 2,696.

Table E: Historic Population

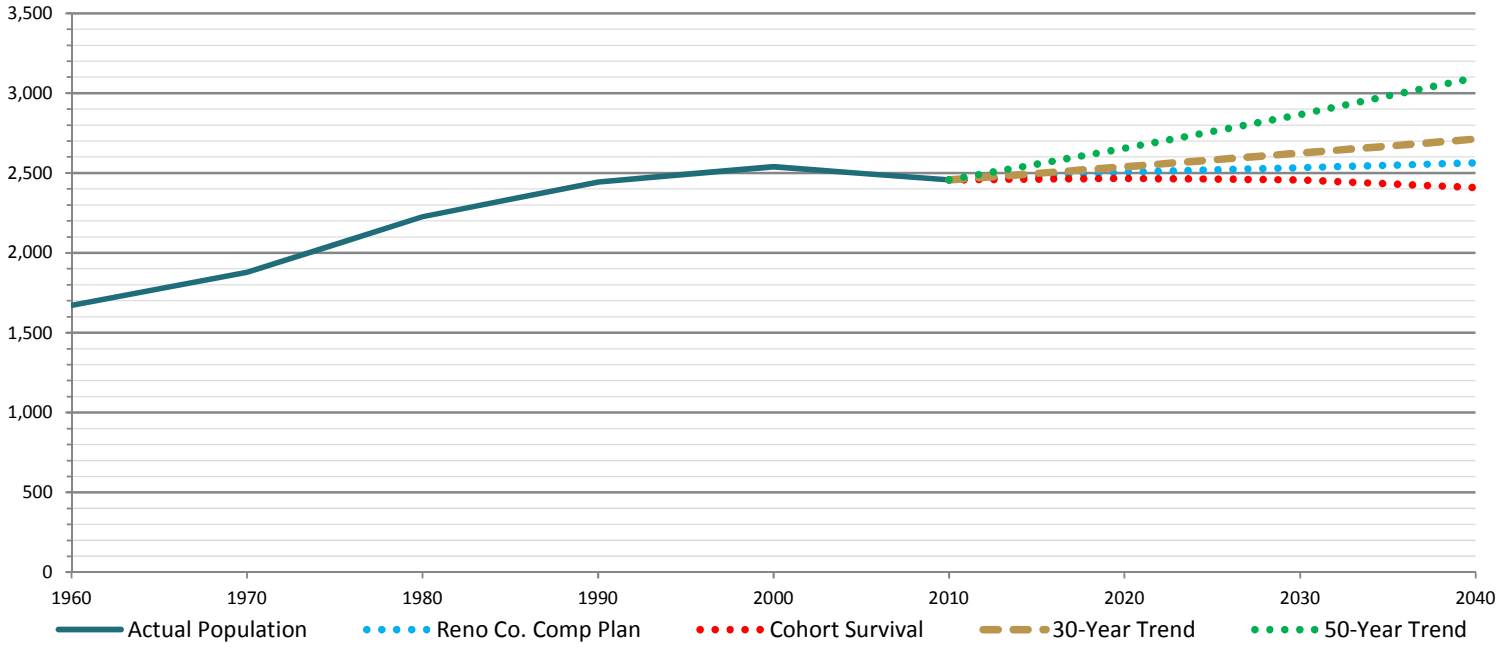
Year	Pop.	Annual Change (#)	Annual Change (%)
1960	1,672		
1970	1,879	+20.7	+1.17%
1980	2,226	+34.7	+1.71%
1990	2,444	+21.8	+0.94%
2000	2,539	+9.5	+0.38%
2010	2,457	-8.2	-0.33%

Table F: Projected Population

Year	Reno Co. Comp. Plan		Cohort Survival		30-Year Trend		50-Year Trend	
	Pop.	Annual Growth Rate	Pop.	Annual Growth Rate	Pop.	Annual Growth Rate	Pop.	Annual Growth Rate
2010	2,457		2,457		2,457		2,457	
2020	2,505	0.20%	2,466	0.04%	2,540	0.33%	2,654	0.78%
2030	2,534	0.12%	2,457	-0.04%	2,625	0.33%	2,867	0.78%
2040	2,564	0.12%	2,409	-0.20%	2,713	0.33%	3,098	0.78%

Source: U.S. Census Bureau, Reno County Comprehensive Plan

Chart F: Projected Population Trend



South Hutchinson's economic development priorities are to expand the local economy and tax base. Objectives are focused on retaining existing businesses, recruiting new businesses, promoting retail development and encouraging entrepreneurship.

South Hutchinson is part of larger regional economy that includes Reno County and other counties in the south central Kansas market area. It is important to consider regional economic influences on the local economy. For example:

- Hutchinson is the primary economic hub of Reno County and supports much of South Hutchinson's retail and business needs.
- Local and regional employers provide jobs to South Hutchinson residents.
- Residents spend income on goods and services both locally and regionally. As such, they support both local and regional tax bases.

EXISTING CONDITIONS

South Hutchinson has established areas of commercial and industrial development and constructed infrastructure to support business needs. Going forward, it will be important to ensure that such development occurs in locations best suited to effectively support business growth. This is discussed in greater detail in ***Chapter 5***.

The percent of Reno County worker employment in individual industries has remained fairly static since 2000. Greater fluctuations were seen in South Hutchinson's employment by industry, as shown in ***Table G***. From 2000 to 2012, South Hutchinson employment increased in public administration (+12%) and construction (+7%) compared to Reno County's 1% increase in both employment sectors. Manufacturing employment substantially decreased (-13%) in South Hutchinson, while Reno County only saw a 5% decrease in the same period. Note that the geographic location indicates where workers reside, not where the industry jobs are located.

Table G: Industry for Workers (Reno County & South Hutchinson)

	Reno County				South Hutchinson			
	2000		2012		2000		2012	
	#	%	#	%	#	%	#	%
Total Employed Population Over 16 Yrs Old	**30,395**		**30,060**		**1,111**		**1,154**	
Agriculture, forestry, fishing and hunting, and mining	1,153	4%	1,042	3%	23	2%	23	2%
Construction	1,874	6%	2,166	7%	45	4%	132	11%
Manufacturing	5,106	17%	3,577	12%	307	28%	171	15%
Wholesale trade	1,037	3%	807	3%	41	4%	17	1%
Retail trade	4,212	14%	4,076	14%	171	15%	157	14%
Transportation and warehousing, and utilities	1,383	5%	1,491	5%	55	5%	61	5%
Information	667	2%	536	2%	29	3%	9	1%
Finance and insurance, and real estate and rental and leasing	1,218	4%	1,363	5%	38	3%	66	6%
Professional, scientific, and management, and administrative and waste management services	1,611	5%	2,103	7%	33	3%	27	2%
Educational services, and health care and social assistance	7,088	23%	7,483	25%	204	18%	185	16%
Arts, entertainment, and recreation, and accommodation and food services	2,346	8%	2,341	8%	107	10%	118	10%
Other services, except public administration	1,424	5%	1,428	5%	27	2%	12	1%
Public administration	1,276	4%	1,647	5%	31	3%	176	15%

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

GOALS & OBJECTIVES

GOAL E.1. Encourage the expansion of business and job opportunities within South Hutchinson through a strong economic development program.

Objective A. Pursue external opportunities to augment the City of South Hutchinson's economic development capacity.

Policy 1. Use regional and local economic development resources to enhance South Hutchinson's competitive position.

The City will cultivate partnerships with other agencies and organizations. As appropriate, the City will utilize technical assistance, support, coordination, promotion, and funding from organizations such as:

- South Hutchinson Chamber of Commerce
- South Hutchinson Economic Development Taskforce
- Hutchinson/Reno County Chamber of Commerce
- South Central Kansas Economic Development District
- Regional Economic Area Partnership
- Kansas Department of Commerce

Policy 2. The use of enterprise zones as an economic development tool will be continually monitored and evaluated.

The Kansas Enterprise Zone Act offers tax credits for job creation and business investments. To qualify, a business must be located within a designated enterprise zone established by a municipality and approved by the Secretary of Commerce.

The City will monitor conditions to maximize the effective use of enterprise zones. As necessary, existing boundaries will be adjusted and new enterprise zones designated.

Objective B. Encourage entrepreneurship and workforce training to retain South Hutchinson's young residents and enhance local employment opportunities.

Policy 1. Support continuing education and skills training through Hutchinson Community College and other local facilities.

Maintaining a qualified local workforce is vital to attracting new businesses into a community. Targeted training in skills critical to industries with high local employment will be a City priority. In particular, opportunities will be pursued to enhance education and job skills in the public administration, retail trade, manufacturing, and construction industries. This will help attract these and other industries requiring similar job skills to South Hutchinson.

Young residents are more likely to stay in South Hutchinson after graduating high school if there are local or regional educational opportunities, particularly if it prepares them to enter the local workforce. Other residents who are unemployed and underemployed will benefit from learning new skills in industries with local employment demand.

Policy 2. Foster relationships with organizations that promote entrepreneurship and teach entrepreneurial skills to young students.

Teaching young residents about entrepreneurship and entrepreneurial skills can improve income opportunities in today's economy. The City will support student entrepreneurship through programs such as:

- Entrepreneurship classes and project-based learning model(s) in partnership with USD 309
- Enactus™, formerly known as Students in Free Enterprise (http://enactus.org)
- Junior Achievement USA® (www.juniorachievement.org)
- Network for Teaching Entrepreneurship (www.nfte.com)

Policy 3. Research and implement incentives to attract new, creative entrepreneurial businesses.

Attracting creative businesses has proven to be an effective economic development strategy in many communities. The City will research successful incentive programs used in other communities and implement those with high potential for success in South Hutchinson. In addition to promoting economic growth, creative businesses would be ideally suited to facilitate redevelopment of the Main Street corridor and transitional areas. Such creative businesses opportunities might include:

- Architects and engineers
- Computers and information technology
- Marketing, communications, and graphic arts
- Photographers and filmmakers
- Artisan workshops and galleries
- Musicians and other performing artists

Policy 4. Review home occupation zoning controls and enact modifications that facilitate home-based work to provide new opportunities for entrepreneurs.

Many entrepreneurs start successful businesses at home. Home-based businesses typically have low start-up and overhead costs. However, success is often accompanied by negative neighborhood impacts. It is important to preserve the character of neighborhoods for other residents.

The City will investigate and implement zoning controls that facilitate home-based entrepreneurship. Such zoning measures not currently in effect will be enacted in consideration of:

- Appropriateness and compatibility of the business use in a residential setting
- Avoiding high traffic generation and parking needs (retail businesses and those with frequent freight shipments)
- Avoiding excessive generation of noise, pollution, odors, smoke, dust, etc.
- Restricting advertising and business signage, except as required/allowed by law for certain licensed professions
- Restricting home-based business to owner-occupied residences only and employment to household members only (no outside employment allowed)
- Restricting operations to traditional daylight business hours and interior building locations

Objective C. Increase retail growth to promote jobs and increase population.

Policy 1. Actively seek opportunities for investment in retail development leveraging private and public funds when appropriate.

The City has implemented various incentives to encourage retail development. Opportunities will continually be examined to meet local demand, particularly for retail deficiencies such as groceries. New incentive programs will be implemented and public investments made as determined appropriate by the City Council.

Policy 2. Study the development of regional significant retail and commercial development and seek private developers for potential projects.

Attracting commercial development with a regional market area will significantly boost the local economy while filling voids in local shopping and employment. The City will study to South Hutchinson's potential for large-scale commercial development, identify ways to facilitate such development, and implement retail recruitment strategies that are consistent with the Comprehensive Plan.

Policy 3. Utilize Buxton study to directly recruit retailers and developers.

The City has used the Buxton study to contact preferred retailers and recruit two new retail businesses, as of this writing. The City will continue to pursue retail attraction opportunities and monitor the Buxton study's effectiveness.

GOAL E.2. Enhance the local business climate through City regulations, policies, programs, and decisions.

Objective A. Use local land use controls to facilitate commercial and industrial development.

Policy 1. Update land use regulations and guidelines to protect business properties from conflicting land uses and attract new business and industrial development.

South Hutchinson's Land Development (zoning) Code and Subdivision Regulations, are the primary tools used to accomplish the Comprehensive Plan's growth and development objectives. The City will periodically review and update these development controls to promote business development while preserving residential neighborhoods and minimizing land use conflicts.

Policy 2. Approve business and industrial development applications that are consistent with the Comprehensive Plan and minimize adverse environmental and land use impacts.

Commercial and industrial development applications will be reviewed for consistency with the land use guidance found in ***Chapter 5***. Applications that meet minimum zoning and subdivision requirements will be approved if the location is appropriate and the development will provide positive net benefits to the community.

Policy 3. Develop a core retail growth zone and provide infrastructure for new/expanded development.

Redeveloping the Main Street corridor is vital to the community's vision. The corridor has the potential to be an attractive, economically productive district serving South Hutchinson's local market. Larger-scale regional commercial uses and activities will be encouraged to locate near the US-50/K-96/Main Street interchange. City investments will be allocated toward services and infrastructure that support the development of appropriate businesses along Main Street.

Policy 4. Enact flexible zoning controls that allow a compatible mix of residential and business land uses in appropriate locations.

The City will investigate and enact zoning controls that promote a healthy mix of compatible business and residential land uses in the Mixed/Transitional areas identified in ***Map 6***. This might be accomplished by implementing a new mixed-use zoning district designation, using a mixed-use overlay district, or encouraging the use of the Planned Unit Development (PUD) zoning district.

Objective B. Leverage the City's fiscal policies and funding tools to facilitate land development for businesses.

Policy 1. Develop and maintain a capital improvement plan (CIP) that supports new development, promotes economic growth and enhances the overall quality of life.

As discussed in ***Chapter 1***, the Planning Commission must review the CIP and find it consistent with the Comprehensive Plan. This ensures that programmed improvements meet local needs, align with priorities, and support the local economy without overshadowing other community needs.

Quality of life is a critical aspect of business site selection. Improvements that enhance quality of life will not be overlooked. Such improvements will benefit community residents while enhancing new business opportunities.

Policy 2. Expand available industrial park space within the community, developed with all utilities for immediate use.

The Future Development Plan map in ***Chapter 5*** identifies areas suitable for industrial expansion. As appropriate, the City will proactively initiate necessary zoning changes and use the CIP to expand utilities and services to these areas. This will help streamline the development process, which will improve opportunities to attract new industries.

Policy 3. Assist with extending public infrastructure to development sites appropriate for business and industry.

The City will participate in funding infrastructure extensions for new development. This will transfer a portion of private development costs to residents, but will facilitate business recruitment by reducing overall costs. Public expenditures will be offset in the long-term as the tax base expands. Public investments will be protected by:

- Participating only when the development is consistent with Comprehensive Plan guidance
- Using a transparent programming process that allows for community input
- Implementing an approval process with objective qualification criteria to avoid arbitrary decisions
- Establishing minimum job creation and return on investment (ROI) requirements
- Utilizing binding development agreements that include:
  - Specific terms and conditions for the use of public funds
  - Job creation and ROI performance guarantees
  - "Clawback" mechanisms to reimburse public investments if guarantees are not met

GOAL E.3. Actively promote South Hutchinson to encourage economic growth.

Objective A. Leverage community assets to attract new residents, tourists, and visitors to South Hutchinson.

Policy 1. Conduct a community asset assessment that identifies current, enhancements to existing, and potential new assets that help attract visitors and residents to South Hutchinson.

The City will examine and prepare an inventory of existing community assets along with a conditions assessment to determine desirable enhancements. Potential new assets will also be identified. This will focus on unique features that make South Hutchinson attractive to both visitors and residents, such as assets that enhance local aesthetics and improve the quality of life.

Policy 2. Improve existing and develop unique new community assets in South Hutchinson to attract visitors and new residents.

Enhancements and potential new assets identified by activities described in ***Policy E.3.A.1.*** will be reviewed for implementation feasibility. Based on this review, funding will be allocated for the design and construction of improvement projects upon approval by City Council.

Objective B. Develop effective marketing tools to attract new businesses, residents, and visitors to South Hutchinson.

Policy 1. Maintain an inventory of "shovel-ready" sites available for new or expanding business and industries.

The City will develop and maintain an inventory of sites requiring only a building permit to begin construction of any business use allowed by the site's zoning. The inventory will include properties that are served with adequate transportation infrastructure and sufficient utility capacity. Vacant properties will be monitored and added to the listing as they become shovel-ready. The inventory list will be posted on the City's website and optimized for internet search engines. The inventory's availability will be promoted to local real estate professionals, economic development organizations/agencies, and corporate site selection consultants.

Policy 2. Incorporate defined assets into marketing materials targeted to visitors.

Community assets will be incorporated into marketing materials used to promote tourism and attract visitors to South Hutchinson. This will include existing assets identified by the activities of ***Objective E.3.A.*** and any improvements planned as a result of such activities.

This chapter covers South Hutchinson's existing and future community form. This term refers to the land uses and development pattern that are vital to a community's identity. The goals, objectives, and policies for development will help achieve the orderly and efficient growth envisioned for South Hutchinson's future.

A community form map and locational guidance for specific land uses is provided to assist the City in reviewing development applications. These serve as a cohesive future development blueprint that goes hand-in-hand with all other goals, objectives, and policies. Land use decisions that are inconsistent with this chapter's guidance will affect many other aspects of the Comprehensive Plan.

DEVELOPMENT CONDITIONS

South Hutchinson's earliest housing is in the center of town east of Main Street. It was built prior to World War II before personal vehicle ownership was widespread. Neighborhoods were relatively compact and dense, with mostly smaller homes. Churches, schools, and cultural venues provided community support. Residents could easily walk to daily destinations.

After World War II, vehicles and larger homes became more affordable. Housing preferences changed as travel time reduced and walking became less critical. Typical development patterns changed in response. Subdivisions were built on the outskirts of town with bigger homes on larger lots. This trend continues today in South Hutchinson and throughout much of the U.S.

Historically, transportation has been a major influence on South Hutchinson's community form. Retail and office uses developed along Main Street, which was previously State Highway K-96. This offered convenient arterial access with exposure to high traffic volumes. When K-96 was consolidated with US-50 and K-61, it was realigned to bypass South Hutchinson. Subsequently, the development pattern changed and the Main Street/K-96 interchange has become the preferred node for retail and hospitality businesses. Most recent commercial development has occurred near this location and has been annexed into South Hutchinson.

Industrial uses mostly developed in the north central portion of South Hutchinson. This location provides good arterial/highway access and rail service, which support industrial transportation needs and facilitate the movement of freight. Industries are less portable than commercial businesses and high traffic volumes are not necessary to generate customers. So, the highway bypass had little effect on industrial development. However, industry still requires good transportation access and Main Street is critical to meeting local industrial needs.

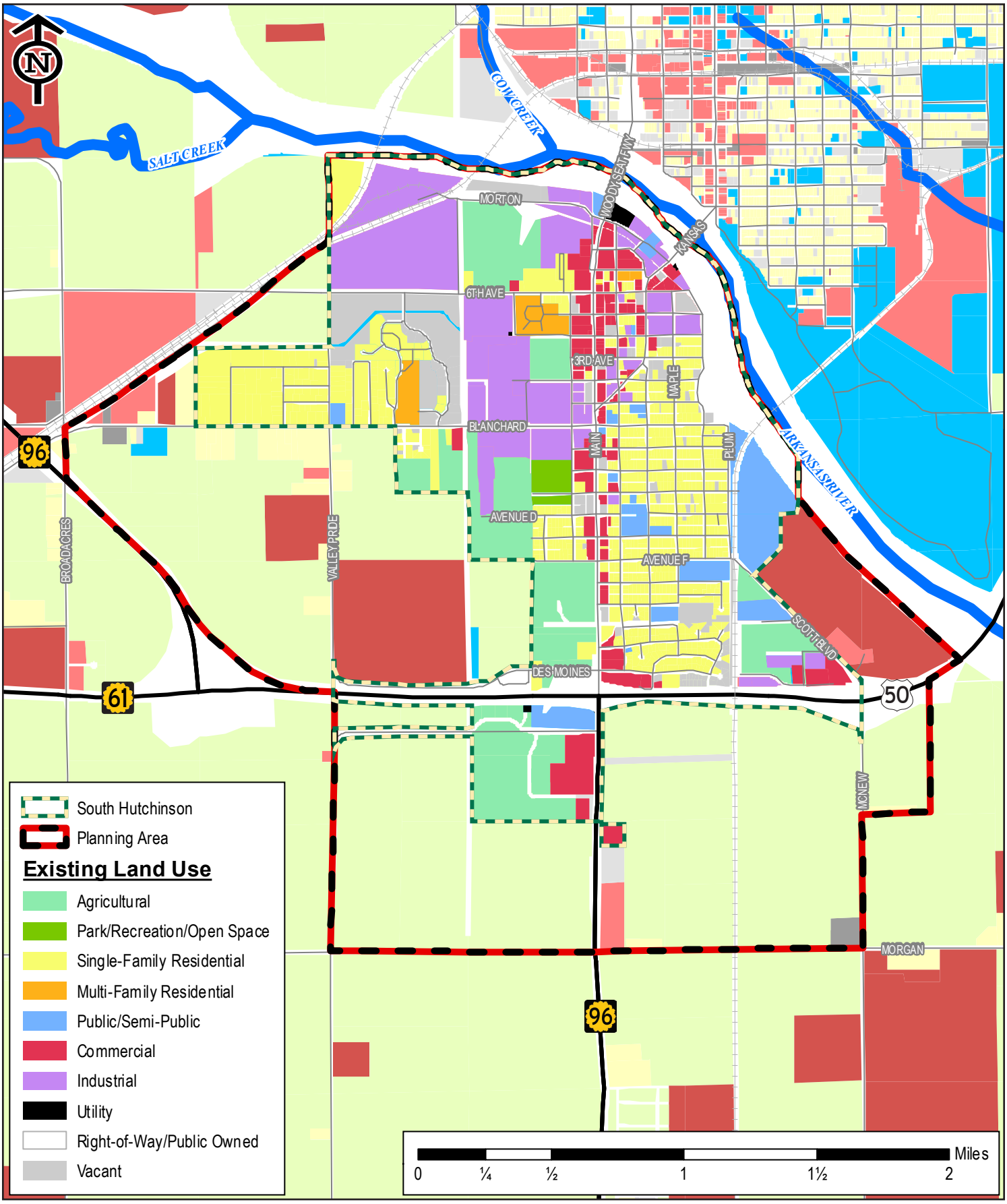
The growth and redevelopment described has resulted in South Hutchinson's current community form. This is illustrated in ***Map 5*** on the next page and summarized by land use in ***Chart H*** below.

Table H: Existing Development by Land Use

	City Limits		Planning Area	
Existing Land Use	Acres	% of Land Area	Acres	% of Land Area
Agriculture	305.6	15.2%	400.0	9.6%
Park/Recreation/Open Space	14.9	0.7%	14.9	0.4%
Single-Family Residential	400.6	19.9%	463.6	11.2%
Multi-Family Residential	30.4	1.5%	30.4	0.7%
Public/Semi-Public	104.7	5.2%	115.8	2.8%
Commercial	121.5	6.0%	136.2	3.3%
Industrial	301.0	14.9%	301.0	7.3%
Utility	4.7	0.2%	17.3	0.4%
Right-of-Way/Public	603.9	30.0%	2,525.3	60.9%
Vacant	127.4	6.3%	144.2	3.5%
TOTAL	**2,014.7**	**100.0%**	**4,148.6**	**100.0%**

Source: Reno County; U.S. Census Tiger Files

Map 5: Existing Land Use (2014)



GOALS & OBJECTIVES

GOAL G.1. Encourage South Hutchinson to grow in an orderly and efficient development pattern.

Objective A. Land use policies, codes, and approval decisions will help maintain the City's fiscal stability and ensure compatibility between adjacent properties.

Policy 1. Protect taxpayer investments by encouraging cost-effective development.

The City has a responsibility to wisely invest taxpayer dollars and will assess the fiscal impacts of new development and opportunities to minimize risk exposure. As new developments are proposed, consideration will be given to:

- Utility extension and infrastructure expansion costs
- Level of service and operational impacts
- Long-term asset maintenance needs
- Staffing requirements
- Impacts to municipal bonding capacity
- Risks of assuming development-related debt

The City will review the subdivision regulations from a cost perspective and adopt changes to reduce overall costs to utility rate payers and tax paying citizens.

Policy 2. Approve only those development applications that can be adequately served by municipal utilities, roads, and services.

Development approvals will support the efficient provision of City utilities, infrastructure, and services. Application review will assess the proposed development's need for roads, sanitary sewers, water, drainage infrastructure, police, fire, EMS, parks, and other facilities and services. Consideration will be given to system capacity and level of service impacts.

Policy 3. Approve development applications only when the proposed density, intensity, and quality are comparable to adjacent properties.

Comprehensive Plan goals, objectives, and policies regarding growth and development were prepared with a focus on compatibility between adjacent land uses. Development applications will be reviewed and approved by the City only when the proposed development is consistent with the Comprehensive Plan and supportive of the community's desire for land use compatibility.

Objective B. Encourage growth that is in the best interest of South Hutchinson and consistent with the community vision.

Policy 1. Future development will occur according the Future Land Use section of this chapter including ***Map 6*** (Future Community Form) and Locational Guidance.

The land use pattern shown in ***Map 6*** indicates the preferred locations for future land uses. It was developed in consideration of community preferences, locational suitability, and land use compatibility. As future zoning applications are reviewed, approvals will be generally consistent with the land use pattern shown in ***Map 6***. This will allow South Hutchinson to grow over time in a manner that closely reflects the community's ideal land use pattern.

The Locational Guidance provides specific criteria regarding the suitable locations for each type of land use and factors that support a pattern of orderly, efficient development. City zoning approvals and land use decisions will be consistent with the Locational Guidance. This will maximize land use compatibility while helping ensure properties are served with adequate infrastructure and municipal services.

Policy 2. Implement extraterritorial zoning and subdivision jurisdiction within the Planning Area boundaries.

The City will pursue adopting extraterritorial jurisdiction for zoning and subdivision to ensure appropriate development occurs throughout the Planning Area. This will allow South Hutchinson to grow in a desirable manner consistent with the Comprehensive Plan. Such is allowed by Kansas statute under K.S.A. 12-7 subject to the requirements contained therein. Furthermore, this is supported by the land use policies of the Reno County Comprehensive Plan (pgs. 23-24).

Until such time extraterritorial jurisdiction can be established, the City will coordinate closely with Reno County on land use issues, approvals, and decisions affecting the Planning Area.

Policy 3. Enact zoning controls and allocate City resources to promote redevelopment and beautification of the Main Street commercial corridor.

South Hutchinson lacks sufficient commercial development to provide a desirable variety of local choices for shopping and services. The Main Street corridor is the most suitable location for future commercial development that would serve local needs. The City will enact zoning requirements that ensure appropriate land uses, development quality, and design criteria within the corridor.

To encourage private redevelopment along Main Street, sufficient City resources will be allocated to improving corridor aesthetics and functions. This will include improvements such as:

- Sidewalk widening and extension
- Benches and other pedestrian amenities
- Decorative street lighting
- Landscaping, street trees, and/or planting beds
- Wayfinding signage
- Roadway, intersection, and traffic control improvements

GOAL G.2. Avoid unnecessary environmental impacts as a result of future growth and development.

Objective A. Preserve the integrity and natural function of environmental resources through City land use controls and decisions.

Policy 1. Utilize development controls and encourage low-impact site design techniques to minimize encroachment into environmentally sensitive areas.

The South Hutchinson area has many environmental resources, as described and illustrated in ***Chapter 3***. These features offer natural beauty and provide natural functions. The community supports preserving such resources in a manner that avoids undue restrictions on land development and human activities. The City will enact development requirements that balance these two competing factors.

To preserve natural features and avoid excessive encroachment into sensitive ares, the following strategies will be considered when enacting development controls:

- Dedication of environmentally sensitive areas as preservation easements, passive parkland, or natural open space
- Cluster development requirements that deem sensitive areas unbuildable and mandate increased density on buildable portions of properties
- Avoidance incentives such as lot size reductions and density bonuses
- Use of planned unit developments (PUD) over standard zoning districts to provide flexible land use and site design alternatives for properties with sensitive areas
- Low impact design techniques for stormwater management such as rain gardens, bioswales, and permeable (porous, pervious) pavement systems

Policy 2. Develop a comprehensive stormwater drainage system master plan and implement it through the development approval process.

The City will develop a comprehensive drainage master plan to address stormwater drainage on a system-level rather than on a parcel-by-parcel basis. Since drainage functions best as a system, this is a holistic approach for addressing needs and mitigating issues. The master plan will:

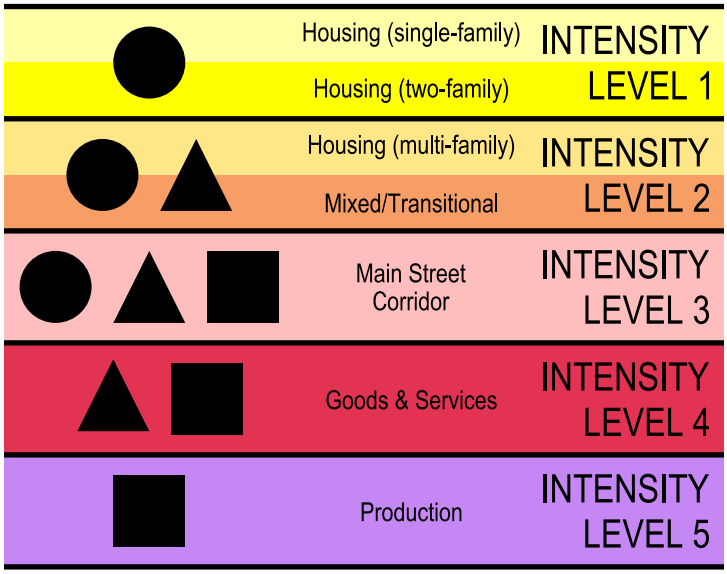
- Examine systemic drainage capacity needs and recommended solutions
- Identify best practices and preferred drainage strategies for areas with critical and sensitive water resources
- Provide guidance on drainage and site design, permitting, and regulatory concerns

FUTURE COMMUNITY FORM

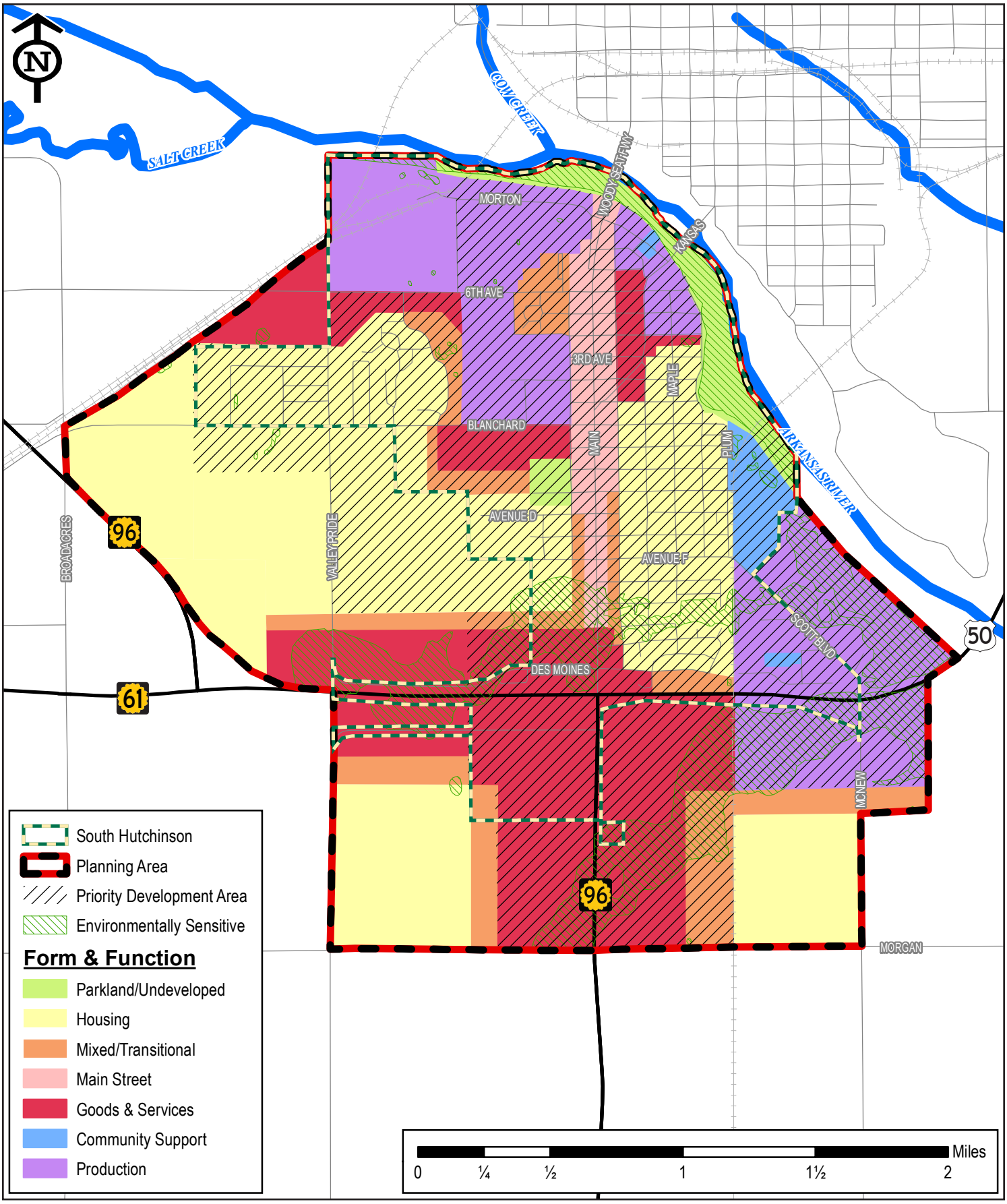
Together, ***Map 6*** and the Locational Guidance are an extension of ***Policy G.1.B.1***. The map shows the general pattern of compatible land uses, not strict boundaries. Rather, the guidance indicates locational suitability for specific land uses. They will be used in conjunction with one another when reviewing development applications.

Intensity is the major consideration of land use compatibility. ***Chart G*** below lists the functional land uses by intensity, from lowest to highest, with symbols indicating the general compatibility of adjacent land uses. Parkland/Undeveloped and Community Support functions may be appropriate and necessary in any location and are omitted from the chart. Definitions are provided for reference following ***Map 6***.

Chart G: Functional Land Use Compatibility



Map 6: Future Community Form



Functional Land Use Summary

The acreage allocated to each functional land use depicted in ***Map 6*** is summarized in ***Table I*** below. The Future Community Form provides a sufficient quantity and mix of uses to support South Hutchinson's desired pattern of growth and accommodate the anticipated land use needs of the Planning Area.

Table I: Future Community Form by Land Use Function

	City Limits		Planning Area	
Future Land Use Function	Acres	% of Land Area	Acres	% of Land Area
Parkland/Undeveloped	138.7	6.9%	138.7	3.3%
Housing	591.6	29.4%	1,619.2	39.0%
Mixed/Transitional	145.1	7.2%	363.1	8.8%
Main Street Corridor	148.3	7.4%	148.3	3.6%
Goods & Services	392.3	19.5%	974.3	23.5%
Community Support	62.6	3.1%	62.6	1.5%
Production	536.1	26.6%	842.4	20.3%
TOTAL	**2,014.7**	**100.0%**	**4,148.6**	**100.0%**

Map Definitions

Priority Development Area

This where development and redevelopment are most likely to occur through 2040. Capital investments will be focused on the area to encourage efficient and orderly growth. Generally, future annexations will be limited to properties within the Priority Development Area boundaries.

Environmentally Sensitive

This depicts locations and areas where water resources, such as wetlands or floodplains, may impact land development. Proposed development on affected properties will require special attention to ensure regulatory compliance and consistency with growth and development policies.

Parkland/Undeveloped

These are public properties where future development is restricted. This includes existing parks, recreation facilities, and areas that preserve the Arkansas River as a critical water resource. Additional parkland may be needed as the community grows. This land use is compatible with most adjacent land uses. Locations dedicated to future parkland may be located within or adjacent to any functional area.

Housing

Low to moderate density single-family and two-family residential development is appropriate within these areas. Multi-family housing should be avoided, but specific sites may be suitable where consistent with Locational Guidance.

Mixed/Transitional

Moderate density/intensity mixed-use development is intended in this functional area. The main purpose is to serve as a buffer that provides a smooth transition between high intensity development and lower density residential areas. Appropriate uses include: moderate density single- and two-family housing; multi-family residential; small-scale neighborhood businesses; institutional uses with local service areas.

Main Street Corridor

This depicts the areas along Main Street suitable for a mix of land use at moderate density/intensity. This functional area is intended to encourage redevelopment that supports the corridor's viability as a business district. Development scale, features, and design should be cohesive throughout the corridor to support walkability. Appropriate uses include: local retail and personal services; professional offices; restaurants; entertainment; mixed-use buildings with single-unit residential and live-work space. A limited amount of medium to high density multi-family uses may be appropriate if consistent with Locational Guidance.

Goods & Services

These functional areas are suitable for shopping centers and commercial developments of varying intensity/density. Businesses with regional market areas are encouraged to develop in these areas. Appropriate uses include: retail; personal services; entertainment; restaurants; hotels; professional and corporate offices. Neighborhood and local businesses are discouraged, except in shopping centers, outlots, and other ancillary locations.

Community Support

This describes areas where City utility and maintenance facilities are located. Future support facilities will be necessary to support growth and may be located in any functional area. Such facilities must be located and designed to maximize compatibility with adjacent land uses.

Production

This functional category is intended to preserve sufficient land for employment and job growth, primarily for industrial land uses. Appropriate uses include: manufacturing; processing; production; shipping; storage/warehousing. Large-scale high intensity institutional uses and corporate office developments may also be appropriate.

LOCATIONAL GUIDANCE

The guidance below supplements ***Map 6***. The Locational Guidance is organized by the major land use categories of residential, commercial/institutional, and industrial. Each category is broken down further by functional land use area with criteria for determining if a specific location is suitable for a specific proposed use. Acceptable zoning districts for each are indicated, according to the South Hutchinson Land Development Code, April 1998 Edition, as revised. Required utilities and infrastructure are also listed.

Nothing contained in ***Map 6*** or the following guidance is intended to conflict with statutory provisions of K.S.A. 12-7 regarding group homes, manufactured homes, agricultural properties, and related ownership rights. As such, no guidance has been provided for these specific land uses. Relevant statutes must be referenced when reviewing development applications and enforcing local codes that may affect such land uses or impede any rights afforded to the owners of such properties.

Residential Land Uses

Residential land use refers to properties dedicated primarily to human habitation and containing structures that support such activities.

Housing Function Areas

Residential uses are allowed only in conjunction with the zoning districts listed below.

- Residential: SR; R-1A; R-1B; R-2
- Very limited consideration of R-4 zoning may be appropriate as a transitional buffer between residential and higher intensity land uses, only when otherwise consistent with Locational Guidance

Low to moderate density neighborhood development is encouraged. Single-lot development is restricted, except as necessary or unavoidable. Direct property access to arterial streets will be avoided to the greatest practical degree. Local or collector street connections will be provided between adjacent residential subdivisions. City utility connections will be required, except for single-lot developments approved by necessity.

Mixed/Transitional Function Areas

Residential uses are allowed only in conjunction with the following zoning districts: R-1B; R-1C (existing uses only); R-2; R-3; R-4; PUD.

The main purpose of this functional area as a transitional buffer is to be considered during development review. Chart G will be used to avoid incompatibility between adjacent land uses. Single-lot residential development is restricted, except in conjunction with R-4 zoning. Direct property access to arterial streets is discouraged for single-family and two-family development, but allowed if otherwise impractical. Local or collector street connections will be provided between adjacent residential subdivisions, except for apartment complex developments. City utility connections will be required.

Main Street Function Areas

Residential uses are allowed only in conjunction with the following zoning districts: R-4; PUD; future mixed-use zoning or Main Street overlay district.

Direct residential property access to Main Street is restricted, except when otherwise impractical for approved R-4 or PUD zoned properties. Single-lot residential development is restricted, except in conjunction with the R-4 district. Single-unit residential and live-work spaces should be allowed where appropriate. City utility connections will be required.

Community Support; Goods & Services; Production Function Areas

New housing units and residential zoning is restricted in these areas, except in conjunction with approved PUD zoning or a future mixed-use zoning district.

Commercial/Institutional Land Uses

Commercial land use refers to properties dedicated primarily to generating income through the sale of goods and services. This includes a variety of uses such as retail, restaurants, hospitality, entertainment, personal services, and office-based professional and medical services.

Institutional land use refers to properties dedicated primarily to activities and structures that offer community support or enhance the quality of life. This include groups such as government agencies, schools, hospitals, churches/religious organizations, and similar non-profit or community-based organizations.

Housing Function Areas

Commercial uses are restricted, except for home occupations allowed in conjunction with and subject to the use conditions of an approved residential zoning district.

Institutional uses will be avoided, but may be allowed in limited circumstances only in conjunction with and subject to applicable conditions of the following zoning districts: R-1A; R-1B; R-1C (existing uses only); PUD. Such uses should only be considered for small-scale developments occupied by a single institution having a service area confined to the neighborhood or somewhat larger vicinity. Direct institutional property access to local streets will be restricted, unless otherwise impractical. City utility connections will be required.

Mixed/Transitional Function Areas

Institutional and commercial land uses are allowed in conjunction with and subject to applicable conditions of the following zoning districts: C-O; C-1; PUD.

Direct property access to local streets is restricted, unless otherwise impractical. Single-lot development is discouraged, but allowed if otherwise impractical. City utility connections are required.

Main Street Function Areas

Institutional and commercial land uses are allowed only in conjunction with and subject to applicable conditions of the following zoning districts: C-4; PUD; future mixed-use zoning or Main Street overlay district.

Live-work and single-unit residential uses are encouraged in mixed-use buildings as deemed appropriate to promote the desired environment. For single-tenant and single-lot development, direct property access to Main Street is discouraged; access to arterials and collectors crossing Main Street is preferred. City utility connections are required.

Goods & Services Function Areas

Institutional and commercial land uses are allowed only in conjunction with and subject to applicable conditions of the following zoning districts: C-2; C-3; PUD.

Multi-tenant commercial subdivisions are preferred over single-lot/single-tenant developments. Direct property access to arterial streets is required, except for internal circulation within multi-tenant developments. Adjacent single-lot/single-tenant developments are encouraged to utilize joint access when practical. City utility connections are required.

Production Function Areas

New development of institutional and commercial uses is strongly discouraged in order to preserve an adequate supply of suitable for industrial properties. Exceptions are provided for such uses only allowed in the I-1, I-2, and I-3 zoning districts. Also, large-scale corporate office developments, regional shopping centers, business parks, and institutional campuses may be allowed in conjunction with the following zoning districts: C-2; I-1; PUD.

Multi-tenant commercial subdivisions are preferred over single-lot/single-tenant developments. Direct property access to arterial streets is required, except for internal circulation within multi-tenant developments. Adjacent single-lot/single-tenant developments are encouraged to utilize joint access when practical. City utility connections are required.

Industrial Land Uses

Housing Function Areas

Industrial uses are strictly prohibited to preserve an adequate supply of property suitable for residential uses.

Mixed/Transitional; Main Street Function Areas

Industrial uses are strictly prohibited, except for those in existence prior to the adoption of this Comprehensive Plan.

Goods & Services Function Areas

Industrial uses are restricted with very limited exceptions for small-scale warehousing/storage adjacent to multi-family or commercial zoning districts. Such uses are allowed only in conjunction with and subject to applicable conditions of the I-1and PUD zoning districts. Direct property access to arterial streets is required, except for internal circulation within a multi-tenant commercial subdivision. City utility connections are required.

Production Function Areas

Industrial uses are allowed only in conjunction with the following zoning districts: I-1; I-2; I-3; PUD.

Direct property access to arterial streets and City utility connections are required, except as otherwise impractical.

Housing is an integral piece of any community. This chapter presents changes in housing characteristics since 2000. This data serves as a baseline in determining future housing needs. This chapter also presents South Hutchinson's housing-related goals and objectives. These are based on community needs and desires and identify the direction for housing in the community.

EXISTING CONDITIONS

The number of housing units in South Hutchinson has decreased since 2000. Owner occupied and vacant housing units decreased while renter occupied units increased. Of the occupied units, owner occupied units comprise a majority of the units. However, rental units increased from 37% of occupied units in 2000 to 44% in 2013, showing an increase of 7%.

The U.S. average household size in 2010 was 2.58, compared to South Hutchinson's 2.08. This indicates a slight decrease from 2000. This is a national trend that is expected to continue for at least the next decade. The small decrease in South Hutchinson is likely due to the fact that the City already has a very small average household size. Household composition has also changed. Between 2000 and 2010, non-family households increased by 4.2% while family households decreased the same amount. This shows a change from the traditional household composition. The increase in non-family households is occurring more rapidly in South Hutchinson than all of Kansas, which increased 1.6% over the same time frame.

Households in South Hutchinson with individuals under 18 decreased by 2.4%. This decrease is very similar to a trend that has occurred nationwide and within Kansas. Unlike nationwide and statewide trends, households in South Hutchinson with individuals over 65 decreased. The US increased by 1.5% and Kansas increased by 0.4% while South Hutchinson decreased by 0.4%.

The number of housing units in a housing structure indicates the type of housing available such as duplexes, apartments, and single-family homes. The number of housing units in a structure has remained relatively stable since 2000. There has been a slight increase in the percent of structures with 3 or more units.

Table J: Total Housing Units and Occupancy Characteristics

	2000	2010	2013
Housing Units	**1,210**	**1,207**	**1,083**
Owner Occupied (#)	718	651	591
Owner Occupied (%)	*59.3%*	*53.9%*	*54.6%*
Renter Occupied (#)	425	462	457
Renter Occupied (%)	*35.1%*	*38.3%*	*42.2%*
Vacant (#)	67	94	35
Vacant (%)	*5.5%*	*7.8%*	*3.2%*

Source: U.S. Census Bureau, Census 2000 & 2010 ACS 2013, 3-Year Estimates

Table K: Occupied Housing Units

	2000	2010	2013
Total Occupied Housing Units	**1,143**	**1,113**	**1,048**
Owner Occupied	63%	58%	56%
Renter Occupied	37%	42%	44%

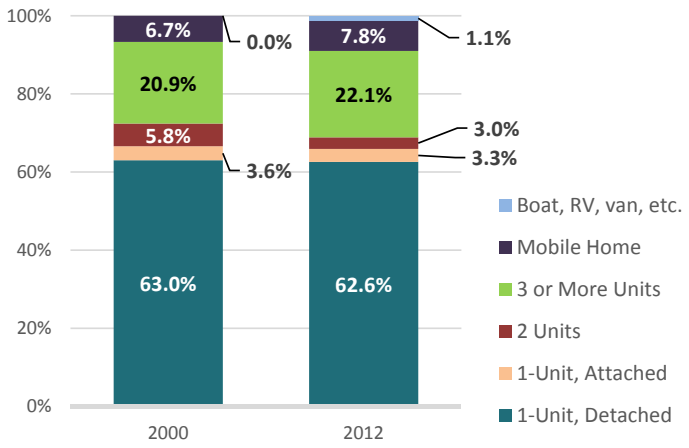
Source: U.S. Census Bureau, Census 2000, 2010, & ACS 2013, 3-Year Estimates

Table L: Persons per Household & Average Household Size

	2000	2010
Total Occupied Housing Units	**1,143**	**1,113**
1 person households	37.5%	40.3%
2 person households	34.7%	34.8%
3 person households	13.6%	10.2%
4+ person households	14.1%	14.7%
w/ individuals under 18	26.8%	24.4%
w/ individuals over 65	35.5%	35.1%
Family	59.1%	54.9%
Non-family	40.9%	45.1%
Avg Household Size	2.12	2.08
Owner occupied	*2.23*	*2.26*
Renter occupied	*1.94*	*1.84*

Source: U.S. Census Bureau, Census 2000 & 2010

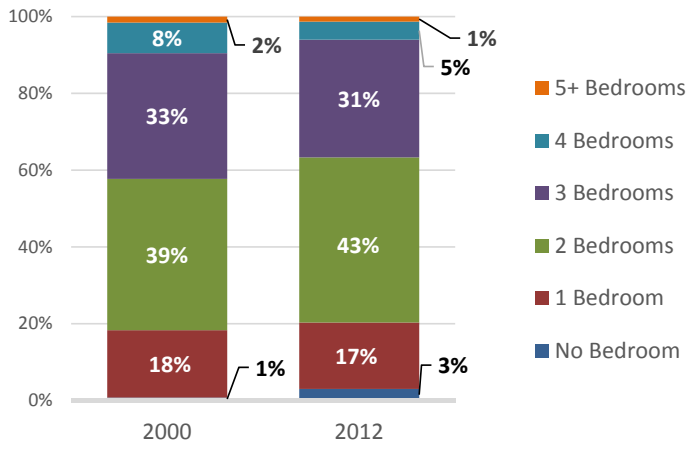
Chart H: Housing Units in Structure



Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

The number of bedrooms in a housing unit can be representative of the size of housing units. Since 2000, housing units with no bedrooms and 2 bedrooms saw an increase while the remainder saw a decrease. As the average household size decreases, it is expected that the size and number of bedrooms would also decrease.

Chart I: Number of Bedrooms



Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

The value of housing units has increased substantially in South Hutchinson since 2000. The median value increased 22.3% ($15,200) from 2000 to 2012. Over the same time frame in Kansas, the median value increased by 52.6%.

The majority of owner occupied housing units in South Hutchinson are valued between $50,000 and $100,000, a consistent trend since 2000. Since 2000, the percent of these housing units valued below $50,000 decreased by 14% and those valued above $100,000 increased by 19%.

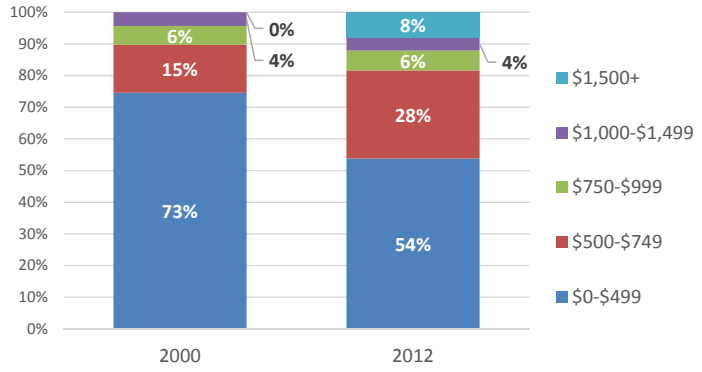
Table M: Value of Owner Occupied Housing Units

	2000	2012
$0 to $49,999	29%	15%
$50,000 to $99,999	56%	50%
$100,000 to $149,999	10%	24%
$150,000 to $199,999	3%	5%
$200,000 to $299,999	1%	0%
$300,000 to $499,999	0%	0%
$500,000 and greater	0%	5%
Median Value of Owner Occupied Housing Units	**$68,100**	**$83,300**

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

The rent paid for rental units has increased since 2000. The majority of rental units in 2000 and 2012 were less than $500 per month. Since 2000, the percent of rental housing units that were less than $500 per month decreased 19% and those that were $500-$750 increased by 13%. Those that were $750-$1,500 remained the same at 10%. Those that were more than $1,500 increased by 8%.

Chart J: Rent Paid



Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

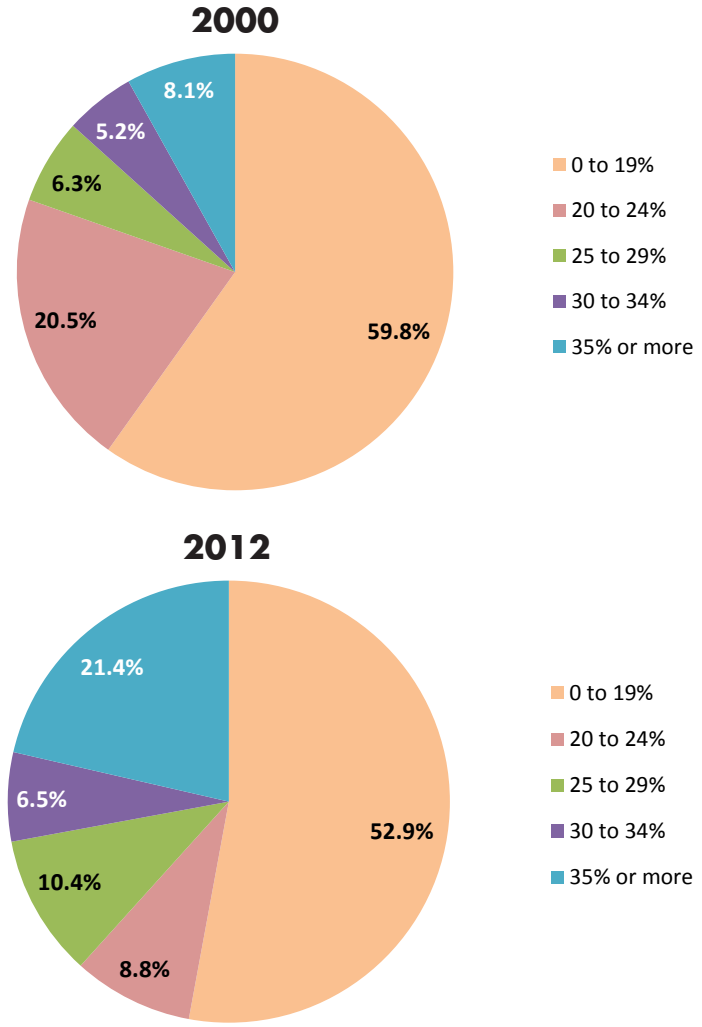
Income spent on housing can aid in gaging the affordability of housing. Data was gathered for owner occupied and renter occupied housing units.

The percent of people living in owner occupied housing units spending 25-34% of their income has increased since 2000 the rest have decreased. There has been a substantial increase (13.3%) in the percent of people in owner occupied housing units spending 35% or more of their income on housing.

The percent of people living in renter occupied housing units spending 20% or more of their income on rent decreased substantially (23.2%) since 2000. There was also a substantial decrease (15.2%) in those paying 35% or more of their income in rent. Based on this data, it appears rental units are becoming more affordable in comparison to income.

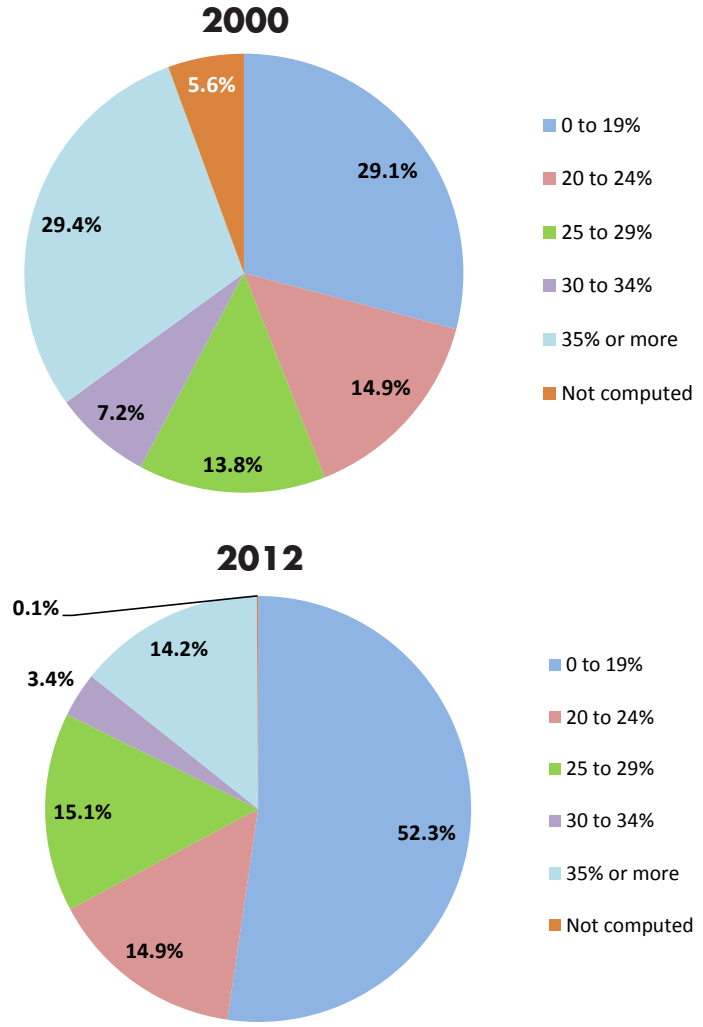
The age of householders fluctuated slightly between 2000 and 2012. The percent of householders aged 35 to 44 has decreased by 8% while those aged 45-54 and 55-64 increased, 6% and 4% respectively. The percent of households aged 45 and older increased from 63% to 72%. It is also of interest to note that those aged 85 and over increased by 3%.

Chart K: Percent of Income Spent on Housing (Owner Occupied)



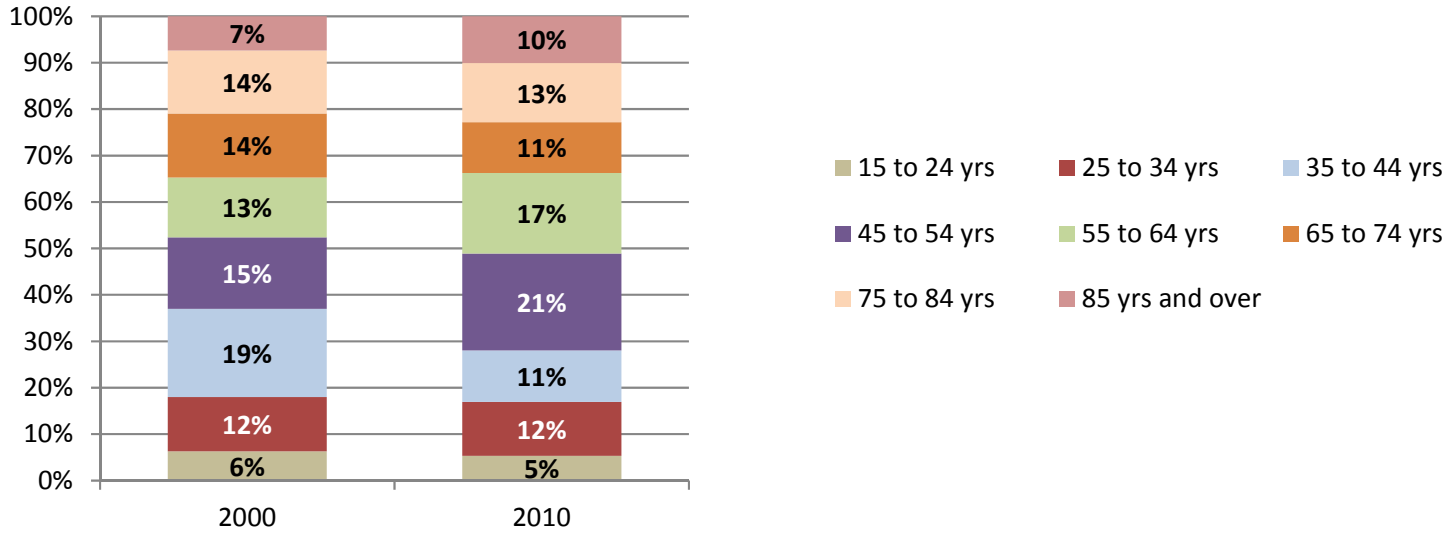
Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Chart L: Percent of Income Spent on Housing (Renter Occupied)



Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Chart M: Age of Householder



Source: U.S. Census Bureau, Census 2000 & 2010

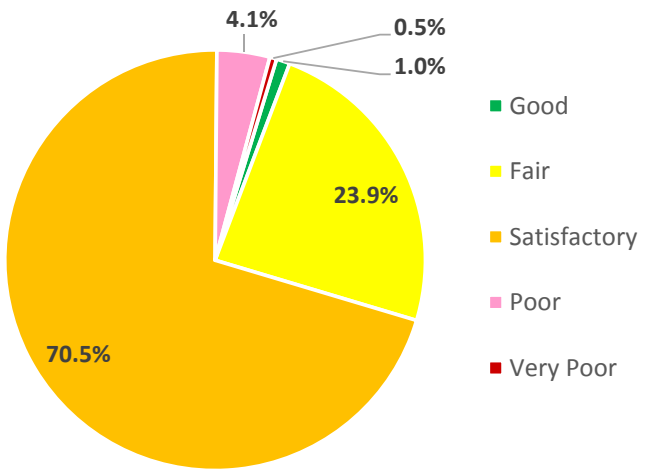
Housing conditions in South Hutchinson are relatively good with over 95% being in satisfactory condition or better. The vast majority of housing structures are in satisfactory condition (70.5%). Housing structures in poor and very poor condition make up a very small percentage at 4.6%. Such homes are generally clustered in South Hutchinson's oldest residential neighborhoods.

Table N: Housing Conditions

Condition	#	%
Total Properties w/ Residential Structures	818	
w/ unavailable condition	55	6.7%
w/ available conditon	763	93.3%
Good	8	1.0%
Fair	182	23.9%
Satisfactory	538	70.5%
Poor	31	4.1%
Very Poor	4	0.5%

Source: Reno County, KS

Chart N: Housing Conditions



FUTURE HOUSING

Demand

Based upon the data, South Hutchinson will need additional residential development to meet future demand. Assuming the average household size of 2.08 remains static, 123 new housing units will be needed by 2040 to support the projected population of 2,713. Factoring in the trend of decreasing household size, the actual number of units in demand will be approximately 131. This equates to 23 additional acres of residential land uses at the current population density of 5.7 people per acre.

This quantity of demand will be spread across several different types of housing. Based upon historic demographic and economic trends, the demand for 131 new units will be distributed between various housing types as follows:

- 72 owner occupied
  - 60 single-family homes
    - 6 (1 - 2 bedrooms)
    - 41 (3 bedrooms)
    - 13 (4+ bedrooms)
  - 4 duplex units (2 - 3 bedrooms)
  - 8 manufactured homes
- 59 renter occupied
  - 23 single-family homes
  - 8 duplex units (2 - 3 bedrooms)
  - 28 apartment units
    - 9 (studio - 1 bedroom)
    - 11 (2 bedrooms)
    - 8 (3 bedrooms)

Opportunities

There are opportunities to attract new residents to South Hutchinson by offering housing types that supply emerging demand trends. Three specific housing types appear to offer the best opportunities and will be encouraged:

- 1 - 2 bedroom patio homes, duplexes, or apartments in senior-friendly developments; mix of owner and renter occupied
- 3 - 4 bedroom rental units, either single-family homes or duplexes in neighborhood settings
- 3 bedroom apartment rental units

GOALS & OBJECTIVES

GOAL H.1. Work to assure decent, safe, and affordable housing for all South Hutchinson residents.

Objective A. Improve existing housing conditions and preserve the quality of residential neighborhoods.

Policy 1. Conduct proactive code enforcement to preserve the quality, value and safety of housing.

The City has enacted various regulations and ordinances to preserve the quality, value and safety of housing. These measures help maintain the character of residential neighborhoods by avoiding disrepair that can eventually lead to blight. Preserving housing values protects home owner investments while providing a stable tax base.

Codes related to this policy will be periodically reviewed and updated to maintain their effectiveness. The City will allocate sufficient resources to conduct proactive code enforcement. Such activities will be supported by local elected and appointed officials.

Policy 2. Rehabilitate housing units in disrepair and remove those structures deemed uninhabitable or unsafe.

South Hutchinson has a responsibility to protect the health, safety, and welfare of citizens. As related to housing, the City helps ensure that homes are in safe and habitable condition. The City will monitor housing conditions and identify opportunities to fulfill this responsibility.

Residents are encouraged to maintain their homes and neighborhoods. The City will facilitate funding to assist with improvements if sufficient need is identified. State and federal funding programs such as HOME and CDBG will be pursued for residential revitalization as feasible. Additional tools, such as land banking, will be examined for feasibility.

Homes that have been neglected sometimes become unsafe or uninhabitable. The City is authorized (K.S.A. 12-1750 – 1756) to take action on structures that pose a risk to public health, safety, and welfare. A property owner may be ordered to repair or rehabilitate such structures. If the owner fails to make the repairs, the City may then make the repairs or remove the structure. The owner is responsible for costs. The City will consider exercising this authority in cases when all other efforts have failed.

Objective B. Develop a range of housing types to meet local needs and attract new residents.

Policy 1. Supply housing options that meet local needs according to South Hutchinson's economic and demographic profile.

Housing needs are determined by population characteristics and financial capacity. As a community's demographics and economic conditions change over time, so does its residential demand. Changes in the local population's age, income, and household size will dictate demand. Primarily, this will affect housing unit size, owner/rental mix, and finish quality/features (price point). It will also affect the type of neighborhood setting (suburban style, compact, apartment complex).

It must also be considered that South Hutchinson desires additional retail and restaurants. Such businesses tend to provide relatively low-paying jobs. These workers will need housing they can afford.

The City will periodically assess the community profile to identify local needs for housing quantity and type. This information will be shared with local real estate professionals and residential developers to encourage housing that meets South Hutchinson's needs.

Policy 2. Supply housing options that attract new residents to South Hutchinson.

Housing is key factor in attracting commercial development. The old adage that "retail follows rooftops" is true. Residential growth will improve South Hutchinson's chances of attracting the new commercial development the community desires. Furthermore, regional trends can indicate emerging opportunities to capture demand for housing types that are being unmet by other communities.

The region's population is aging, creating new demand for senior-oriented housing. A particular opportunity is compact neighborhoods with smaller units. Also, demand for rental units is increasing due to tighter credit requirements in recent years. Specifically, 3 - 4 bedroom family-size units are in short supply. Duplexes and larger apartment units may help South Hutchinson capture some of this demand.

Regional trends will be assessed for opportunities to capture unmet regional housing demand. This will be done in conjunction with the previous policy's local assessment. If appropriate housing types are developed, new residents may be attracted to South Hutchinson.

Objective C. Ensure residential development occurs in appropriate locations.

Policy 1. Approve residential development applications only when the location is compatible with adjacent land uses.

Use compatibility is critical aspect of determining appropriate development locations, as discussed in ***Chapter 5***. This is more important for housing development than for any other type of land use and it directly influences quality of life. High intensity/high density uses generate more adverse noise, air quality, aesthetic, and traffic impacts than low intensity/low density uses. Therefore, this will be a primary consideration of housing locations relative to other land uses.

Policy 2. Approve residential development applications only when the location is suitable to support the proposed dwelling unit density.

Aside from negative impacts to housing caused by other types of land uses, there are incompatibilities between the various intensities of residential development. Mainly, this includes lot size, unit density, and development features that affect value.

The guidance provided in ***Chapter 5*** will be used when determining appropriate locations for proposed residential development. Specifically, use and density compatibility will be key considerations. The City will periodically review and update zoning and subdivision regulations as needed to implement housing policies and leverage growth opportunities.

Transportation infrastructure is essential to the safe and efficient movement of people, goods, and services. It is vital to employment and the local economy. Although most people think only of streets, the transportation system also includes airports, railroads, sidewalks, bicycle facilities, and public transit. This chapter identifies the existing conditions of the transportation system, along with goals and policies for ensuring South Hutchinson's transportation system meets community needs and the desires.

EXISTING CONDITIONS

Streets & Highways

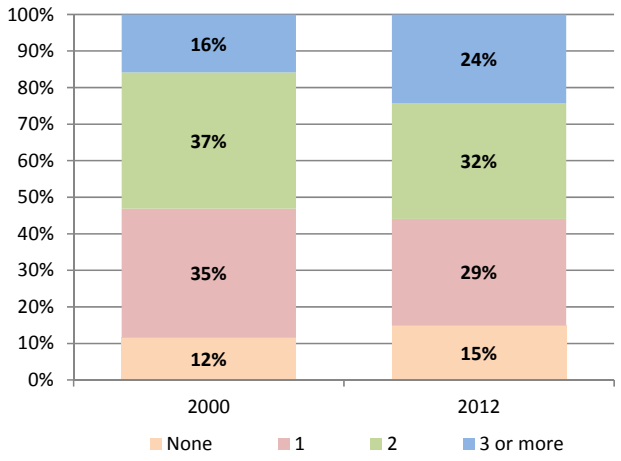
Vehicular travel is South Hutchinson's primary mode of transportation. In 2012, over 94% of workers drove or carpooled to work. Although mean travel time to work has increased slightly since 2000, it still represents a relatively short 16 minute trip. Personal vehicles are available to 85% of households and 56% have access to two or more vehicles. These figures demonstrate the importance of South Hutchinson's streets and highways.

Table 0: Commuting to Work

	2000		2012	
Workers over 16	**1,103**		**1,095**	
Drove Alone	924	83.8%	921	84.1%
Carpooled	111	10.1%	112	10.2%
Public Transportation	3	0.3%	0	0.0%
Walked	14	1.3%	19	1.7%
Other Means	12	1.1%	31	2.8%
Worked at Home	39	3.5%	12	1.1%
Mean Travel Time to Work	**15.7**		**16.2**	

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Chart 0: Vehicle Availability for Households



Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Functional Street Classification

Streets are classified as arterials, collectors, or local streets according to their function or purpose within the roadway network. The functional classification of South Hutchinson's street system is shown in ***Map 7*** and described below.

Arterial Roadways

Arterials carry high volumes of traffic at relatively high speeds. They offer a high mobility and trip continuity, but limited direct property access. South Hutchinson's arterial roadways are:

- Principal Arterials
  - US-50/K-61
  - K-96/K-14
  - Main St. (US-50 to Woody Seat Blvd.)
  - Woody Seat Blvd. (Main St. to the Arkansas River)
- Minor Arterials
  - Kansas Ave. (Arkansas River to 6th Ave.)
  - Poplar St. (6th Ave. to Detroit Dr.)
  - State St. (Poplar St. to Main St.)
  - Detroit Dr. (Poplar St. to Main St.)
  - 6th Ave. (Poplar St. K-96)

Collector Streets

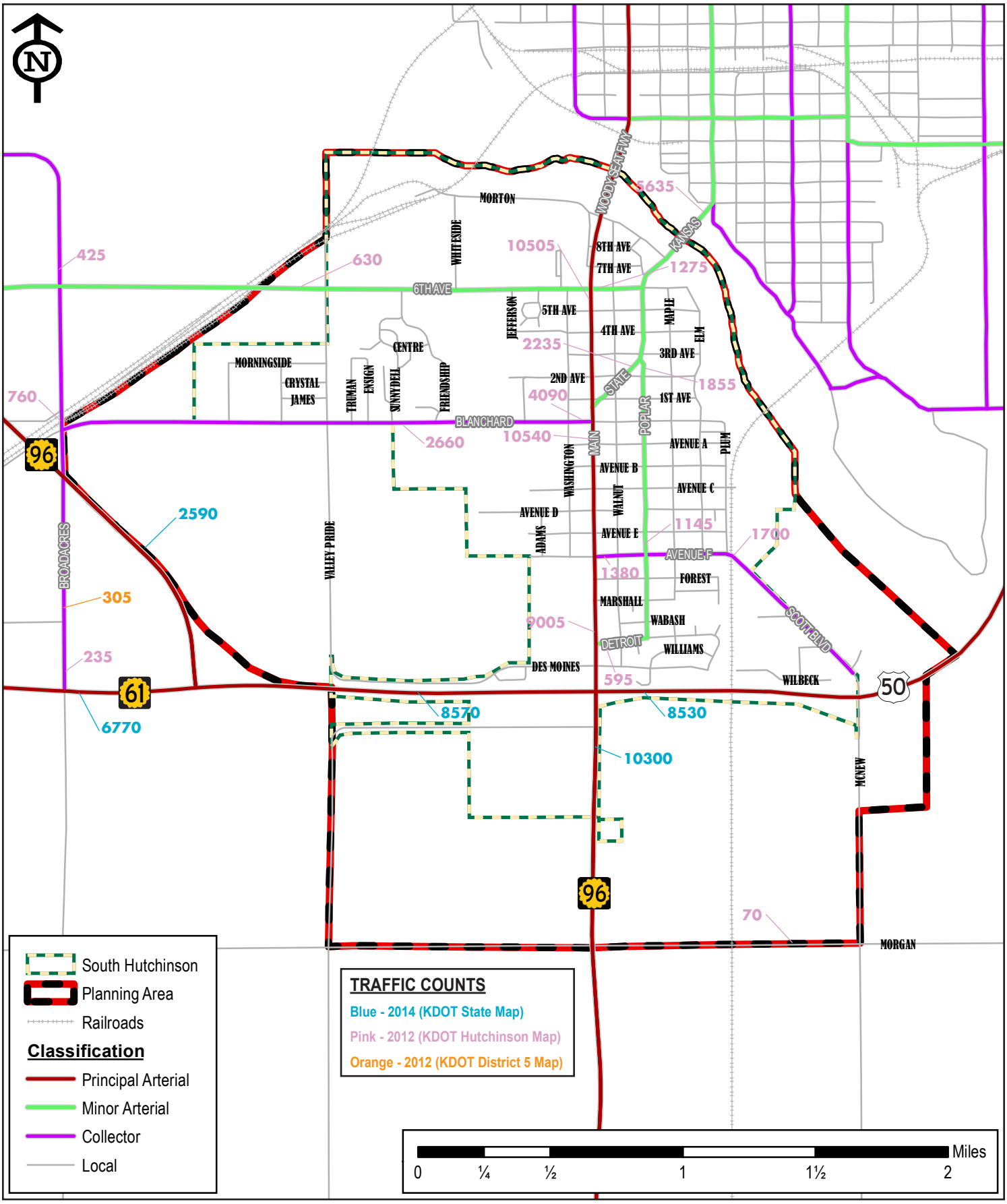
Collectors carry traffic between arterials and local streets and vice versa. They carry less traffic at lower speeds over shorter distances, while offering more direct property access than arterials. South Hutchinson's collectors are:

- Blanchard Ave. (Main St. to Broadacres Rd.)
- Ave. F (Plum St. to Main St.)
- Scott Blvd. (US-50 to Plum St.)
- Broadacres Rd. (US-50 to K-96)

Local Streets

Local streets typically carry much less traffic at lower speeds than arterials and collectors. They provide a high degree of direct property access, which decreases mobility and continuity. Local streets carry trips from properties to collectors or arterials and vice versa. All South Hutchinson streets not classified as arterials or collectors are considered local streets.

Map 7: Street Classification & Traffic



Traffic

Traffic volume and roadway capacity are the major influences on the operational characteristics of streets. Capacity is a factor of the number of lanes, speed limit, access points, and other variables. Congestion refers to the delay drivers experience when traffic volumes begin to approach roadway capacity. Based on average daily traffic volumes (see ***Map 7***), congestion is not a major issue for South Hutchinson. However, certain intersections may experience congestion during peak travel times or as a result of traffic incidents, such as crashes.

Walking & Bicycling

South Hutchinson has three multi-use trails: the Red Route, Blue Route, and Yellow Route. These connect at trail heads located at: 5th & Washington, McDonald's, and Frank Hart Crossing. This trail system is shown on ***Map 8***. There are also striped pedestrian crosswalks at street intersections and a pedestrian-actuated signal on Main St. north of Detroit Dr. The traffic signal at Main St. and Blanchard Ave. includes button-actuated pedestrian signals. The system has 2.23 miles of trail, excluding overlapping route segments.

Transit

Reno County Area Transit (Rcat) is a public transportation service operated by the Reno County Public Transportation Department and funded with a mix of local, state and federal allocations. Rcat offers fixed route, paratransit, and rural services throughout Reno County. South Hutchinson is served by one fixed route (Route 1 South Black) that originates from the Hutchinson transit station. This route provides transit access for much of South Hutchinson with operations Monday through Friday from 6am to 7pm and Saturdays from 7am to 6pm.

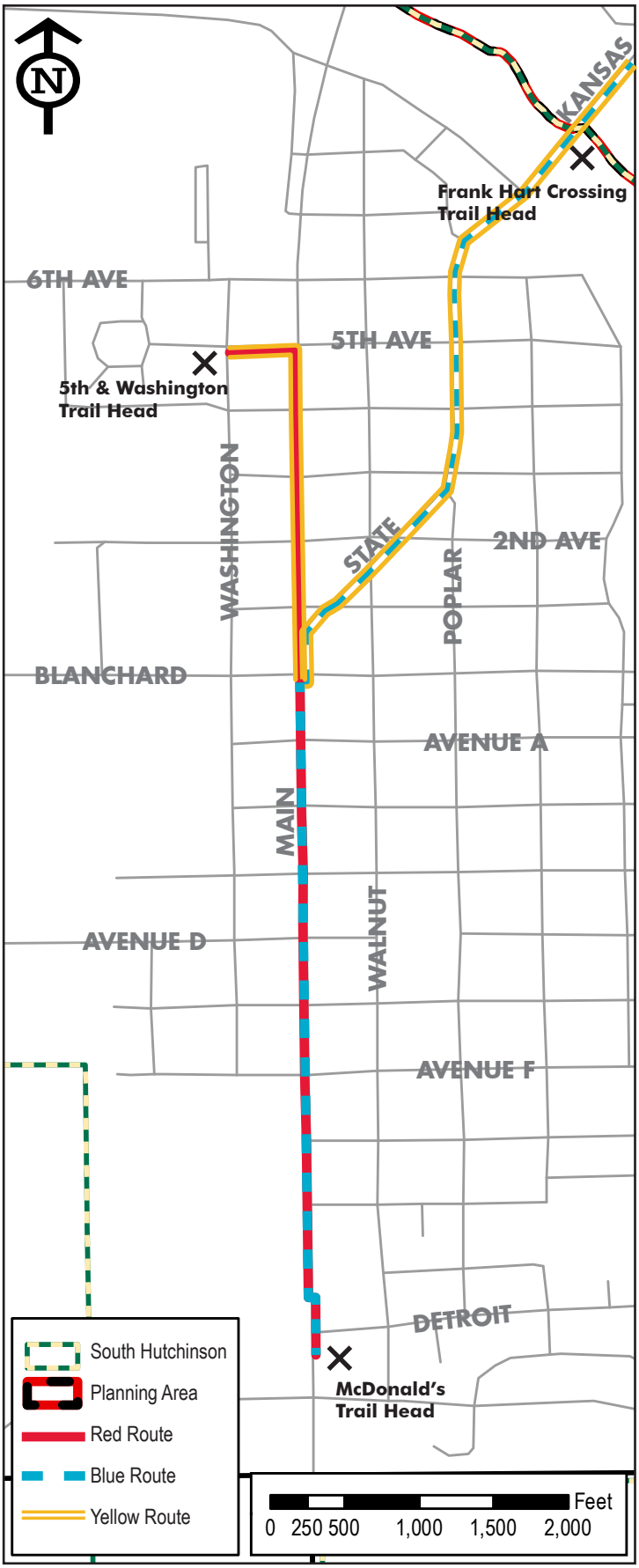
Railroads

Numerous active and abandoned rail lines cross through the South Hutchinson Planning Area. According to U.S. Census Bureau data (2012 TIGER Files), the tracks running diagonally across the northwestern portion of the Planning Area are owned by AT & SF Railway and the Chicago Rock Island & Pacific Railroad. The tracks generally running along Plum St. are owned by the Missouri Pacific Railroad.

Aviation

South Hutchinson does not have a public airport. The closest public airport is the Hutchinson Municipal Airport in Hutchinson.

Map 8: Trails



GOALS & OBJECTIVES

GOAL T.1. Provide and maintain an efficient and safe transportation system.

Objective A. Maintain a roadway network that effectively moves people, goods, and services within the City.

Policy 1. Implement strategies to manage direct access to arterial routes within the city's Planning Area.

Arterials move a high volume of traffic at relatively high speeds. Each driveway along an arterial roadway is a point where turning vehicles interrupt traffic flow. Through-traffic responds to entering and exiting vehicles by either slowing down, maneuvering around, or crashing into the turning vehicle. All three responses decrease the roadway's operational efficiency and traffic safety.

There are many ways of managing arterial access. The most important is to ensure that land uses are located to maximize the efficiency of the transportation system. This is one aspect of land use compatibility, as discussed in previous chapters. The growth and development policies in ***Chapter 5*** account for this. Another key consideration is maintaining the integrity of the street system's functional classification. Streets must be designed to function as they are classified, which again is related to the land uses and activities they support.

As development occurs along an arterial street, managing access becomes critically important. Ensuring proper driveway spacing and encouraging shared access help to control the number of driveways. There are also proven design techniques for managing access. This includes good traffic signal timing, medians, shared and dedicated turn lanes, and proper driveway and intersection geometry.

The City will follow the growth and development policies in ***Chapter 5*** to ensure land uses are developed in suitable locations. Access management strategies and design techniques will be reviewed for feasibility and incorporated into development regulations and design standards as appropriate.

Policy 2. Develop a multi-year street plan that addresses high priority improvements while protecting public investments in South Hutchinson's street network.

Street conditions are a major concern for jurisdictions, citizens, and freight haulers. To efficiently invest to meet the traffic needs, the City will provide resources and funding to develop and maintain a multi-year plan to surface streets in order to efficiently invest in meeting traffic needs. The City invested in developing a street evaluation, which identified reconstruction and maintenance projects as well as general future maintenance cost estimates and scheduling. The City will provide resources to implement the recommendations of the evaluation and regularly update the plan as projects are completed, growth occurs, and priorities change.

Policy 3. Provide street lighting to areas of the city not presently served or underserved.

The provision of street lighting enhances safety and can provide a desirable aesthetic quality along streets and pedestrian/bicycle corridors. In order to enhance the street lighting, the City will inventory existing street and other public lighting to determine areas that are not served or are underserved. Once inventoried, improvements will be identified along with costs and a general implementation schedule.

Objective B. Ensure good connections with state and regional transportation systems.

Policy 1. Support regional transportation improvements that would benefit the city.

South Hutchinson can benefit from regional transportation improvements. Coordination on major transportation investments will occur with surrounding cities, Reno County, and the Kansas Department of Transportation (KDOT). State highway improvements and connections between South Hutchinson and the neighboring communities will be developed in a coordinated effort.

The City will support improvements not only within South Hutchinson, but those improvements that support a broader region. Large-scale, regional projects often improve conditions within a city even though the improvement is located outside of the city limits.

Policy 2. Support the provision and expansion of public transportation services by Reno County Area Transit (Rcat).

Public transportation is an important component of the transportation system. If provides mobility for those that cannot or choose not to drive. Reno County Area Transit (Rcat) provides fixed route, paratransit, and rural service for South Hutchinson and the Planning Area. The City will support Reno County in the provision of these services.

GOAL T.2. Provide a safe, well-connected bicycle and pedestrian system that enhances community mobility.

Objective A. Improve bicycle and pedestrian access to community and regional destinations, goods, and services.

Policy 1. Develop a bicycle and pedestrian master plan for trails, pathways and sidewalks that maximizes the walkability of the community and connects all areas of town safely including parks, green spaces, SHES, churches and other amenities.

The City currently has three trail routes for walking and bicycling. There is a desire to increase opportunities for walking and bicycling and to create a walkable, pedestrian-friendly downtown. Walking and bicycling infrastructure is needed to increase the opportunities for walking and bicycling. Connections between different neighborhoods and districts as well as within neighborhoods will provide the opportunities for walking and bicycling for South Hutchinson residents and visitors.

The first step for enhancing and expanding the walking and bicycling network is to develop a master plan. The City will first develop a scope for the plan to determine the resources and funding needed to develop the plan. The scope could include elements to achieve ***Objective T.2.B.*** below by studying safety concerns adjacent to major thoroughfares with heavy truck traffic. It could also include elements to achieve ***Objective T.2.B.*** below by identifying locations for crosswalks along Main Street as well as other locations throughout the City.

The City will provide sufficient resources and funding to develop a walking and bicycling plan. Once developed, the City will allocate sufficient resources and funding to implement the recommendations within the plan.

Policy 2. Support the development of regional bicycle and pedestrian improvements that would benefit the city.

Although local pedestrian and bicycle circulation is important, connections will be considered that connect South Hutchinson with adjacent cities larger regional networks. South Hutchinson currently has a trail that extends along Kansas Avenue to the bridge over the Arkansas River that connects to Hutchinson. Hutchinson's trail network includes facilities on the northeast side of the Kansas Avenue bridge over the Arkansas River. There is a pedestrian crossing at this location but it is not wide enough to be considered a bicycle crossing. Therefore, this is a missing link for providing more regional bicycle connection. Creating a larger regional bicycle network not only provides more bicycle opportunities for South Hutchinson residents, it can also benefit South Hutchinson by improving access from Hutchinson.

Other connections may be desired in the future as the local trail network and regional trail network expand. Identifying needed connections and future connections could be included as part of the master plan identified in ***Policy T.2.A.1.***

Objective B. Identify and pursue opportunities to improve and preserve the safety of pedestrians and bicyclists.

Policy 1. Increase number of crosswalks along Main Street.

It is desirable for Main Street to be pedestrian-friendly. Creating a pedestrian-friendly Main Street will aid in encourage the desired pedestrian traffic to support downtown businesses. To improve the Main Street Corridor, additional infrastructure is needed. This likely includes additional sidewalk/trail, street crossings, and amenities such as benches and lighting.

Main Street has a walking and bicycling trail along the east side of the street from Des Moines Avenue north about a block and a half then continues north on the west side of the street to 5th Avenue. Where the trail moves from one side of Main Street to the other, there is a pedestrian actuated traffic signal and crosswalk. There is another pedestrian actuated crossing of Main Street at the intersection with Blanchard Road. This intersection is signal controlled and includes pedestrian crossing controls.

Pedestrians currently need to cross Main Street. This demand will only increase as the corridor becomes more pedestrian-friendly. Crossings will be provided at designated locations that provide appropriate features to allow safe and efficient crossings. The spacing of designated crossings will be determined based upon need as development and redevelopment occurs along Main Street.

Identifying the location, spacing, and crossing features of Main Street pedestrian crossings could be included in the pedestrian and bicycle master plan identified in ***Policy T.2.A.1.***

Policy 2. Study existing pathways and identify safety improvements, particularly those that reduce conflicts with heavy truck traffic.

The safety of all transportation users is very important to South Hutchinson. Pedestrians and bicyclists are vulnerable users of the transportation network and warrant special consideration. In order to assess bicycle and pedestrian safety issues, actual safety data needs to be obtained and analyzed. The City will develop a study that analyzes the safety of existing trails and corridors typically used by pedestrians and bicyclists.

This could be a stand-alone study. However, The bicycle and pedestrian master plan identified under ***Policy T.2.A.1.*** could include an analysis of bicycle safety adjacent to major thoroughfares with heavy traffic. Whether a stand alone study or part of a larger master plan, the study will analyze existing safety concerns and identify mitigation measures. Once developed, the City will allocate sufficient resources and funding to implement the recommendations of the study or plan.

South Hutchinson provides many community services; from potable water to police to street lighting. These public services require publicly-owned infrastructure such as water lines and police stations. The current public services and infrastructure adequately serve existing areas of development and meet current community needs and desires.

Development will require additional infrastructure, which will be paid for by development as it occurs. The City will assist with extensions as deemed appropriate according to guidance provided in Chapter 5.

EXISTING CONDITIONS

Utilities & Streets

The City operates and maintains potable water, wastewater service, drainage, and streets. The City's capacity to operate and maintain the related facilities, infrastructure, and services is directly related to staffing. The City provides eight full-time staff members for these services as well as administrative staff. With a 2013 population of 2,281 and a staff of eight, the City provides one utility/street staff member for every 285 citizens.

Potable Water

The City owns, operates and maintains the public water system including wells, mains, valves, lines and over 900 meters. They are responsible for providing safe and reliable water service.

The water treatment plant is located on the eastern border of South Hutchinson just west of the Arkansas River. The City has two water towers; one located southwest of the US-50 and K-96 interchange and the other located south of 6th Avenue on Jefferson Street.

The operations and maintenance capacity of the water utility staff is integral to the quality of service. The City has three full-time staff members involved in the water utility as well as two that have other responsibilities beyond the water utility.

Wastewater

The City owns, operates and maintains the public wastewater system including collection, lines, lift stations, and nutrient removal mechanical treatment plant. They are responsible for providing safe and reliable wastewater service that meets or exceeds all regulatory standards.

The wastewater treatment plant is located between the Arkansas River and Plum Street parallel with Avenue C.

The operations and maintenance capacity of the wastewater utility staff is integral to the quality of service. The City provides three full-time staff members involved in wastewater service and two administrative staff that have responsibilities beyond wastewater.

Streets

The City owns, operates and maintains 34.5 miles of public streets within the City. State and US highways are the responsibility of the Kansas Department of Transportation.

The operations and maintenance capacity of the City's street department staff is integral to the quality of the streets. The City has two full-time staff members involved in streets as well as one that has other responsibilities beyond streets.

Stormwater Drainage

The provision of stormwater drainage is crucial to South Hutchinson. Each development and property accumulates water and runoff during precipitation events. To prevent flooding, the water must flow off the property or be safely stored or detained. South Hutchinson collects stormwater via stormwater sewers on streets and drainage ditches. The water is channeled to appropriate areas, such as the Arkansas River, retention/detention ponds.

The City provides staff from other departments, such as the street department, to address stormwater drainage. Therefore, the City has zero full-time staff members devoted to stormwater drainage.

Public Safety

The City provides police, fire protection, and emergency medical services. The City provides 13 full-time staff members for these services. With a 2013 population of 2,281 and a staff of 13, the City provides one public safety staff member for every 175 citizens.

Police

The South Hutchinson Police Department (SHPD) uses vehicle, bicycle and ATV patrols and is housed at 10 E. Blanchard Avenue. This is a shared facility with the fire department. SHPD is comprised of eight full-time police officers and two administrative staff.

The South Hutchinson Fire Department (SHFD) responds to fire and medical emergency calls in South Hutchinson and the surrounding areas. SHFD is comprised of four staff as well as 15-20 volunteers. SHFD recruits and trains qualified volunteers along with educating the community about fire prevention and safety. SHFD has two main fire engines, two brush trucks, a UTV used jointly with SHPD, and a department van.

City Administration

Administration is key to service delivery, planning, monitoring, lawmaking, enforcement, policy, and representation along with supporting elected bodies. The City has staff members or contracted staff members for general administration such as management, code enforcement, clerks an attorney. These staff are involved in planning, zoning, economic development, utility billing, municipal court and various other efforts. The City has 5 administration staff positions. With a 2013 population of 2,281 and a staff of 6, the City provides one administrative staff member for every 380 citizens.

SERVICE DEMANDS

As the business activity and population increase over time, demand on public services, facilities and infrastructure will grow. Capital projects will be needed to meet increased demand. The increased demand will also place additional responsibility on City staff. Maintaining current quality of service with increased demand and staff responsibilities will require additional staff.

As stated in ***Chapter 3***, this Plan uses a population projection of 2,713 by 2040. To maintain the current ratio of one staff member per 84 citizens, the City would need to add 5.1 full-time staff members. ***Table P*** shows the current citizens per city staff position and the additional staff needed by 2040 to serve the anticipated population.

To maintain the current ratio of volunteer firefighters per citizen, an additional 2.8 volunteer firefighters will be needed. Consideration will be given to the need and local desire to move from volunteer firefighters to full-time staff firefighters.

Table P: Current & Future Staffing Levels

Position Category / Department	Citizens / Position (Current)	# of Positions (Current)	# of Positions (2040)	Increase in # of Positions
Utilities & Streets	285	8	9.5	1.5
Administration	380	6	7.1	1.1
Public Safety (City Staff)	175	13	15.5	2.5
TOTAL CITY STAFF	**84**	**27**	**32.1**	**5.1**
Fire (Volunteers)	152	15	17.8	2.8

GOALS & OBJECTIVES

GOAL C.1. Ensure the effective and efficient provision of City services and utility systems as South Hutchinson grows.

Objective A. Expand utilities to meet growth needs while maintaining adequate service levels and meeting Comprehensive Plan goals.

Policy 1. Develop model-based water and wastewater master plans for providing and maintaining high quality, efficient, and sustainable public utilities.

South Hutchinson's potable water system is extremely vital to almost every aspect of the community from drinking water, to fire suppression, to water used in industrial processes that keep residents employed. A water model provides valuable information to the City as to the capacity and flow rates in the existing water system. The City will develop a water model and assess the existing system. This will be a prime component used in the water master plan.

Good utility master plans help to identify locations where services can feasibly be provided while investigating opportunities to increase revenue for infrastructure maintenance and improvements to existing infrastructure that facilitate orderly system expansion. The City will develop a water master plan that identifies opportunities for logical system expansion and revenue growth. The plan will identify currently needed improvements as well as triggers, such as major development applications, that would spur the need for additional improvements.

Similar to a potable water system, the wastewater system is a vital to South Hutchinson residents, businesses, and industries. Developers of new businesses and housing units will also desire to be served by the wastewater system.

The City will develop a wastewater model and assess the existing system. A wastewater master plan will follow to identify needed improvements. The wastewater master plan will be used to identify logical system expansion, revenue growth, currently needed improvements, and triggers that would spur additional improvements.

Policy 2. Locate City utility infrastructure to effectively meet future service area requirements and utility demands.

The location of utility infrastructure and facilities are vital to providing quality service to new development without degradation of quality for existing development. Locations will be consistent with other goals within this Plan, especially those outlined in ***Chapter 5***. The Future Community Form map will inform decisions about the location, capacity, and service areas for utility infrastructure. Impacts to existing development will be given consideration when locating new utility infrastructure and facilities.

Policy 3. Invest in incremental improvements in current City facilities that improve efficiency and lower long-term operations and maintenance costs.

The City has a responsibility to wisely invest taxpayer dollars and will assess the fiscal impacts of new development and opportunities to minimize risk exposure. As new developments are proposed, consideration will be given to:

- Utility extension and infrastructure expansion costs
- Level of service and operational impacts
- Long-term asset maintenance needs
- Staffing requirements
- Impacts to municipal bonding capacity
- Risks of assuming development-related debt

The City will also invest in existing infrastructure to maintain quality service for areas currently being served by the City.

Policy 4. Update the storm water drainage design standards in the subdivision regulations as needed to protect existing development and environmental resources from negative drainage impacts.

Stormwater drainage is vital to the protection of property from flooding and water damage and to maintain water quality. Stormwater drainage practices are regulated by federal laws and are likely to become more stringent.

The City's subdivision regulations include subdivision design standards for drainage. These standards will be reviewed and updated to ensure consistency with the Comprehensive Plan as well as any new requirements while meeting the expectations of the community.

Policy 5. Consider utility expansion to unserved areas where new development is likely to occur.

City-provided water and sanitary sewer will be provided to areas as they development and redevelop, in accordance with policies in this Plan and the Future Community Form map in ***Chapter 5***. An engineering study of both systems will be completed to assess their capacity and ability to handle growth and increased demand. This will be based upon the location and type of likely development.

Coordination will occur between land development and the provision of adequate water and sanitary sewer service. The intent is to ensure developments can be efficiently served by City services without degradation of service to existing customers.

Objective B. **Support the community with the public safety and other municipal services according to demand and need.**

Policy 1. Develop and maintain an operational master plan for non-utility municipal services based on meeting service demands as South Hutchinson grows.

The City provides many other services and community facilities besides those mentioned earlier. These include community support facilities, streets, police, fire, parks, and many more. Service, infrastructure maintenance and expansion capacity are major considerations for these services. Although work has been done in the past to assess conditions and system capacity for City-provided services, much is unknown about actual capacity of many of the services and systems.

The City will develop master operational plans for these services and facilities to continue to provide quality service as the City grows and demands for these services increase. Operational plans can also identify opportunities for increased efficiency.

As the City invests in new services or facilities, such as the community center, these will be included into existing master operational plans or new plans will be developed.

Policy 2. Offer new municipal services not currently provided by the City that would meet existing and emerging community service demands.

Demand for services not currently provided, such as community-wide broadband, may occur over the life the this Plan. The City will proactively seek opportunities to provide new municipal services not currently provided and respond to demands of the community. The City will identify opportunities for, and means of providing new services with a focus on efficiency and cost-effectiveness.

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Defining quality of life is often difficult and actual definitions vary from city to city, state to state, and country to country. In general, it is defined as a community-wide feeling of satisfaction, fulfillment, or well-being from the external environment and the understanding of the interdependence of the environment, economic development, and social equity.

The goals and objectives identified in this chapter help to clarify what quality of life means to South Hutchinson. Also, the goals and objectives from previous chapters also play into the quality of life in South Hutchinson.

EXISTING RESOURCES

Natural Features

Wildlife, natural habitat, and water features enhance the quality of life in South Hutchinson. These natural features are prominent and identifiable elements of the community and should be preserved.

Parks & Recreation

South Hutchinson offers park and recreational opportunities for enhanced quality of life. The community has one of the State's top rated small ball diamonds; Lionette Field located in Voss Park at Blanchard and Main Street. The parks department is responsible for maintaining the field, park, and the City's hiking and biking trails. The City does not have staff dedicated to only parks. It is the responsibility of City administrative and other maintenance staff.

Cultural Opportunities

Residents of South Hutchinson and visitors have opportunities to experience arts and culture. The historical salt discovery site is located a quarter mile west of Main Street on Des Moines in South Hutchinson. Here you can view the original uncovered well where salt was first discovered, learn about the discovery of salt and see an example of the large salt rocks that are common in the area.

There are many local churches that serve the community. One major attraction is Our Lady of Guadalupe at the corner of Avenue F and Maple. This is the center of the City's Catholic community. The rich history is on display during the annual Fiesta event held each June and through the beautiful art work on display throughout the complex.

GOALS & OBJECTIVES

GOAL Q.1. Sustain and expand programs to maintain a high quality of life and build community pride.

Objective A. Provide City services and facilities that support local cultural and recreational opportunities.

Policy 1. Develop a community center available for public use with sufficient programming to support cultural activities.

A key element of quality of life is pride in the local community and options for interactions with other community residents. A central gathering place can provide an opportunity for this type of interaction. As the City looks to reinvest in the Main Street Corridor, it may provide a good location for the community gathering space.

The purpose of the community center must be clearly identified and expressed. A location must be chosen and the design must allow for the planned and potential uses. As a variety of uses are likely desired, flexibility in the use of space will be needed. Access to the location, such as walking and bicycling routes will be planned as well as parking in close proximity. The character of the space will also consider local preferences for design and aesthetic quality. Programming and staff support will support events and cultural activities.

Oftentimes, community pride building projects are most successful when led by a local champion to spear head the effort and rally community support. Although it may not be simple, identifying a champion and providing support and resources can go a long way towards implementing a community center gathering space.

Policy 2. Enhance existing parks and green spaces and seek opportunities for park expansions.

Existing parks, recreational opportunities, green space, and natural settings are key elements that enhance South Hutchinson's quality of life. It is desirable to enhance these elements of the community and expand them, especially as the population grows and development expands into greenfields. Preserving space for parks and natural areas is a priority for South Hutchinson as well as providing opportunities for all ages and abilities to recreate.

One way to most efficiently meet community needs and expectations is to develop a parks/recreation/green space master plan. The City will develop a parks and green space master plan. The master parks and green space plan will include operational elements that are scalable, identifying resources needed to meet community expectations now and into the future.

Policy 3. Preserve natural environmental resources as permanent green spaces, protected from the impacts of future development.

South Hutchinson and the surrounding area contains natural resources and settings that provide a heightened quality of life for the community. These resources and natural settings will be protected from encroaching development through buffering and community design.

Objective B. Support the community's existing and future cultural and recreational needs.

Policy 1. Acquire parkland and provide city parks sufficient to support recreational needs as the community grows.

Recreational opportunities are very desirable in South Hutchinson. The City will focus on providing high quality parks and recreation facilities and programming. The City will maintain and enhance existing parks and programming and seek opportunities for new parks and programming.

Additional park and open space will likely be needed as the City grows. The development of a parks, recreation, and open space master plan will be developed to identify future needs as well as existing issues. This will allow the City to not only enhance parks and open space to meet the existing community needs, but also plan for growing and changing needs. The plan can also incorporate operational elements and include a phase-in approach to additional City resources as the system expands.

Purchasing property for parks and open space is not the only way to obtain more park land. The City can require the dedication of park land or a fee-in-lue of during the development approval process as a means of providing desired park and open spaces for residents.

Policy 2. Ensure future facilities related to community organizations, churches, and cultural venues are located and developed in conformance with the Comprehensive Plan.

Comprehensive Plan goals, objectives, and policies regarding growth and development were prepared with a focus on compatibility between adjacent land uses. Development applications will be reviewed and approved by the City only when the proposed development is consistent with the Comprehensive Plan and supportive of the community's desire for land use compatibility. This guidance is provided in ***Chapter 5***.

Policy 3. Develop partnerships with local organizations to expand health, wellness and recreational opportunities for all age groups and abilities.

Partnerships are beneficial to the community in a variety of ways. In 2014, South Hutchinson created a Food Policy Council in conjunction with the Reno County Health Department. The Council seeks to improve access to health foods in South Hutchinson and rural areas of Reno County. Included in their work is the possibility of community gardens, which may interact with beautification efforts. The Council received a $10,000 capacity building grant in August 2014.

Partnerships that strive to achieve the goals of the community, like the one above, will be embraced by the City. Support could be provided through staff time, financial assistance, or a variety of other means.

GOAL Q.2. Promote South Hutchinson's unique identity through its local culture and community assets.

Objective A. Support and facilitate positive interactions that bring the community together.

Policy 1. Encourage the continuation of annual community events and the development of new cultural opportunities.

Community events provide a host of economic and social benefits. Not only do they attract visitors and stimulate the growth of tourism and other businesses, they provide the opportunity to bring the community together, instill a sense of community pride and enhance knowledge of the history, heritage, or other characteristic of the community.

South Hutchinson formed a Special Events Committee in 2012. This committee supports existing community-wide events and seeks new events that foster community pride. A very important task they have is to seek donations and additional funding for these events. They also work with volunteers to insure the success of events.

The City will continue to support existing events and the creation of new events. Support can come in a variety of ways including financial contributions, staff time, and providing facilities and spaces for the events.

Policy 2. Maintain a newsletter and calendar of community events to encourage the participation of local residents.

The City will explore opportunities to develop a regular newsletter as well as a community calendar to inform the community. Both the newsletter and calendar will be used to promote community events. They will be included on the City's website and distributed appropriately such as posting them in public locations, distributing them to email lists, and sending out hard copies via mail.

Objective B. Develop and implement a plan to improve the appearance and function of Main Street.

Policy 1. Develop minimum landscaping requirements for businesses along Main Street.

South Hutchinson desires to create an attractive, pedestrian friendly Main Street Corridor with shopping, restaurants, and entertainment venues. The City invested in improving the City-owned landscape areas as the benchmark for landscaping requirements. It also created the Greenspace, Parks and Recreation (GRP) Committee to will work with the landscaping recommendations as they develop.

Minimum landscaping requirements will be developed and used to create the desired aesthetic appeal as the corridor redevelops. An overlay district for the Main Street Corridor could be created and require certain landscaping standards for commercial properties. A separate Main Street plan could be developed to include specifics on the specific elements of the minimum landscaping requirements.

Policy 2. Utilize City resources to purchase Main Street properties when they become available.

The City will proactively and strategically acquire properties along the Main Street Corridor to aid in revitalization efforts for the Main Street Corridor. The properties will be used for a variety of purposes including public gathering space, community events and many more that benefit the community and achieve the goals in this Plan. The City will seek opportunities to develop these properties and market the community assets.

Policy 3. Seek financial incentives to promote beautification (curb appeal) of existing businesses.

There are often grant or other funding source options to enhance and beautify properties. The City will identify these opportunities and disseminate the information to business and property owners. The City also has the option to develop local financial incentive program(s) to encourage the beautification of existing businesses.

Policy 4. Develop gateway monuments/markers and wayfinding signage.

Gateway monuments or markers can communicate to residents and visitors that they are entering a specific district or corridor. They also reinforce community branding and portray a positive community image. These features will be prominent and fit the design used within the district or corridor.

Gateway monuments or markers will be included for the Main Street Corridor. As mentioned under ***Policy Q.2.B.3***, a Main Street Corridor plan could be developed to aid in determining gateway features for the corridor. It could identify the boundaries of the Main Street Corridor and identify proper locations for the gateway features. It could also identify the general design and location for gateway features and make sure the design is complementary to the designs used throughout the corridor.

GOAL Q.3. Facilitate youth involvement in the community.

Objective A. Increase opportunities for young adult involvement in community projects, government and leadership roles.

Policy 1. Create partnerships and internships with local schools that provide opportunities to interact with government and business leaders.

South Hutchinson values the development of it youth and desires opportunities for future career exposure. The City will actively seek opportunities for students from middle school through college to become involved in public and private sector jobs.

Policy 2. Expand existing partnerships involving South Hutchinson Elementary School and city fire and police departments.

The police and fire departments are engaged with the community, especially South Hutchinson's youth. The City will support opportunities to expand upon existing partnerships and forge new opportunities for partnering and engaging the City's youth. Community events, such as safety clinics, can heighten youth awareness of fire and police initiatives.

Policy 3. Develop mentoring programs that develop leadership skills by matching young adults with successful business owners and managers.

The City will support the development of mentoring programs to aid in the information exchange and learning opportunities for new business owners and young adults.

Policy 4. Create programs to develop young leaders in government such as youth council, young professionals council, etc.

The City will support opportunities and programs for youth to be introduced to city government. These opportunities and programs will focus on exposure to city government functions from a staff perspective.

A South Hutchinson young professionals group (or similar) will be created or a partnership will be developed with a similar group in Hutchinson and/or Reno County. The City will aid the creation of this group and foster and support the group once created.

Implementing Comprehensive Plan policies is integral to successfully achieving the community goals. This chapter identifies the implementation priorities of all sixty-six (66) policies contained in the Comprehensive Plan. Due to the number of policies and the amount of effort and resources required to implement each policy, they are prioritized according to four categories of implementation timing, rather than importance. These categories are:

- **Underway** - Implementation actions are currently being conducted.
- **Short-Term** - Implementation actions should be initiated within five years of adopting the Comprehensive Plan.
- **Mid-Term** - Implementation actions should be initiated within five to ten years.
- **Long-Term** - Implementation actions should be initiated within ten to 25 years.

This chapter includes one table listing the policies of each prioritization category in the order they are found in the Comprehensive Plan.

Table Q below identifies the 15 policies having implementation actions currently underway. The policy number and page where it is found in the Comprehensive Plan are also provided for reference.

Table R lists the 20 high priority policies. For each of these policies, the table identifies the policy number, page number, specific actions required to implement the policy and the lead role for each action. It also identifies if the action is a one-time, periodic, or continuous effort. Many of these actions must be initiated or completed before implementation actions can be conducted for the mid-term and long-term priority policies.

Table S lists the 22 mid-term priority policies. The policy number and page number are provided for reference.

Table T lists the nine low priority policies. The policy number and page number are provided for reference.

Comprehensive Plan implementation progress should be reviewed annually and the tables updated to track progress. Policies underway that are completed during the previous year will move into a new table. Short-term policies that have been initiated will move into the underway table. Mid-term policies that will be initiated during the next year will become short-term priorities and implementation actions, roles and durations identified. If applicable, certain long-term priorities may move into the mid-term table.

Table Q: Policies Underway

Policy #	Page #	Policy
E.1.C.3.	P.19	Utilize Buxton study to directly recruit retailers and developers.
E.2.A.2.	P.19	Approve business and industrial development applications that are consistent with the Comprehensive Plan and minimize adverse environmental and land use impacts.
E.3.B.2.	P.20	Incorporate defined assets into marketing materials targeted to visitors.
G.1.A.2.	P.23	Approve only those development applications that can be adequately served by municipal utilities, roads, and services.
G.1.A.3.	P.23	Approve development applications only when the proposed density, intensity, and quality are comparable to adjacent properties.
G.2.A.1.	P.24	Utilize development controls and encourage low-impact site design techniques to minimize encroachment into environmentally sensitive areas.
H.1.C.1.	P.34	Approve residential development applications only when the location is compatible with adjacent land uses.
H.1.C.2.	P.34	Approve residential development applications only when the location is suitable to support the proposed dwelling unit density.
T.1.B.1.	P.38	Support regional transportation improvements that would benefit the city.
T.1.B.2.	P.38	Support the provision and expansion of public transportation services by Reno County Area Transit (Rcat).
T.2.A.2.	P.39	Support the development of regional bicycle and pedestrian improvements that would benefit the city.
C.1.A.3.	P.43	Invest in incremental improvements in current City facilities that improve efficiency and lower long-term operations and maintenance costs.
Q.1.B.2.	P.46	Ensure future facilities related to community organizations, churches, and cultural venues are located and developed in conformance with the Comprehensive Plan.
Q.2.A.1.	P.46	Encourage the continuation of annual community events and the development of new cultural opportunities.
Q.2.A.2.	P.47	Maintain a newsletter and calendar of community events to encourage the participation of local residents.

Table R: Short-Term Priority Policies

Policy #	Page #	Policy / Actions	Lead Role*	Duration **
E.1.A.1.	**P.18**	**Use regional and local economic development resources to enhance South Hutchinson's competitive position.**		
		- *Develop a list of public and private organizations involved in economic development*	*CS*	*OT*
		- *Contact organizations and communicate economic development goals, objectives, and policies outlined in the Comprehensive Plan*	*CS*	*OT*
		- *Collaborate with organizations to identify opportunities to enhance the regional and local economy*	*CS*	*P*
		- *Provide staff and/or funding support for regional economic development efforts that will enhance South Hutchinson's economy*	*CC*	*P*
E.1.A.2.	**P.18**	**The use of enterprise zones as an economic development tool will be continually monitored and evaluated.**		
		- *Develop evaluation protocol for implementing enterprise zones*	*CS*	*OT*
		- *Identify opportunities for enterprise zones*	*CS*	*P*
		- *Designate enterprise zones when appropriate*	*CS*	*P*
E.1.B.1.	**P.18**	**Support continuing education and skills training through Hutchinson Community College and other local facilities.**		
		- *Contact Hutchinson Community College to identify opportunities to support educational and training efforts*	*CS*	*OT*
		- *Identify opportunities to utilize public and private facilities to support educational and training efforts*	*CS*	*P*
		- *Provide staff and/or funding to support eductional and training efforts*	*CC*	*P*
E.1.B.2.	**P.18**	**Foster relationships with organizations that promote entrepreneurship and teach entrepreneurial skills to young students.**		
		- *Develop a list and contact organizations that promote entrepreneurship and teach skills to young students*	*CS*	*OT*
		- *Identify opportunities to support and collaborate with organizations*	*CS*	*P*
E.1.B.3.	**P.18**	**Research and implement incentives to attract new, creative entrepreneurial businesses.**		
		- *Research available incentives*	*CS*	*P*
		- *Develop programs to promote incentives*	*CS*	*P*
		- *Provide staff and/or funding to support incentive programs*	*CC*	*P*
E.2.A.1.	**P.19**	**Update land use regulations and guidelines to protect business properties from conflicting land uses and attract new business and industrial development.**		
		- *Draft updated zoning code and subdivision regulations*	*CS*	*OT*
		- *Adopt updated zoning code and subdivision regulations*	*PC*	*OT*
E.2.B.1.	**P.20**	**Develop and maintain a capital improvement plan (CIP) that supports new development, promotes economic growth and enhances the overall quality of life.**		
		- *Develop projects that support new development, promote economic growth and enhance quality of life*	*CS*	*P*
		- *Develop a CIP that includes priority projects*	*CS*	*P*
		- *Approve a CIP on a regular basis*	*CC*	*P*
		- *Implement projects including approving funding for the projects*	*CC*	*P*
E.3.A.1.	**P.20**	**Conduct a community asset assessment that identifies current, enhancements to existing, and potential new assets that help attract visitors and residents to South Hutchinson.**		
		- *Identify current community assets*	*CS*	*P*
		- *Identify opportunities to enhance existing community assets and provide new assets*	*CS*	*P*
		- *Include projects in the Capital Improvement Plan (CIP)*	*CS*	*P*
		- *Approve the CIP that includes new or enhancements to community assets*	*CC*	*P*

**CS=City Staff, PC=Planning Commission, CC=City Council*

***OT=One Time, C=Continuous, P=Periodic*

Table R: Short-Term Priority Policies (continued)

Policy #	Page #	Policy / Actions	Lead Role*	Duration **
G.1.A.1.	**P.23**	**Protect taxpayer investments by encouraging cost-effective development.**		
		- *Develop master plans for city utilities, roads, and services*	*CS*	*OT*
		- *Review development applications to ensure they can be efficiently served*	*CS*	*P*
		- *Approve development applications that can be efficiently served by city infrastructure and services*	*PC*	*P*
G.1.B.1.	**P.23**	**Future development will occur according the Future Land Use section of this chapter including Map 6 (Future Community Form) and Locational Guidance.**		
		- *Review development applications to ensure consistency with the Comprehensive Plan*	*CS*	*P*
		- *Approve development applications that are consistent with the Comprehensive Plan*	*PC*	*P*
G.2.A.2.	**P.24**	**Develop a comprehensive stormwater drainage system master plan and implement it through the development approval process.**		
		- *Develop stromwater master plan*	*CS*	*OT*
		- *Review development applications for compliance with the stormwater master plan*	*CS*	*P*
		- *Approve development applications that comply with the stormwater master plan*	*PC*	*P*
H.1.A.1.	**P.33**	**Conduct proactive code enforcement to preserve the quality, value and safety of housing.**		
		- *Identify priority code enforcement actions*	*CC*	*OT*
		- *Develop program to promote code compliance*	*CS*	*OT*
		- *Enforce code violations*	*CS*	*C*
T.1.A.2.	**P.38**	**Develop a multi-year street plan that addresses high priority improvements while protecting public investments in South Hutchinson's street network.**		
		- *Develop street plan that assesses existing street conditions and includes a priority list of street improvements*	*CS*	*OT*
		- *Adopt street plan*	*CC*	*OT*
		- *Include street projects in the Capital Improvement Plan (CIP)*	*CS*	*P*
		- *Approve the CIP that includes new or enhancements to community assets*	*CC*	*P*
T.2.A.1.	**P.39**	**Develop a bicycle and pedestrian master plan for trails, pathways and sidewalks that maximizes the walkability of the community and connects all areas of town safely including parks, green spaces, SHES, churches and other amenities.**		
		- *Develop a bicycle and pedestrian plan that foces on connections within the city and with regional destinations*	*CS*	*OT*
		- *Adopt bicycle and pedestrian plan*	*CC*	*OT*
		- *Include bicycle and pedestrian projects in the Captial Improvement Plan (CIP)*	*CS*	*P*
		- *Approve the CIP that includes bicycle and pedestrian improvements*	*CC*	*P*
C.1.A.1.	**P.42**	**Develop model-based water and wastewater master plans for providing and maintaining high quality, efficient, and sustainable public utilities.**		
		- *Develop water and wastewater models*	*CS*	*OT*
		- *Develop water and wastewater plans that include goals, minimum service standards, future service areas, and improvements to serve existing and future demand*	*CS*	*OT*
		- *Include water and wastewater improvements in the Capital Improvement Plan (CIP)*	*CS*	*P*
		- *Approve the CIP that includes water and wastewater projects*	*CC*	*P*

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***OT=One Time, C=Continuous, P=Periodic*

Table R: Short-Term Priority Policies (continued)

Policy #	Page #	Policy / Actions	Lead Role*	Duration **
C.1.A.4.	**P.43**	**Update the storm water drainage design standards in the subdivision regulations as needed to protect existing development and environmental resources from negative drainage impacts.**		
		- *Update the subdivision regulations to include city-wide comprehensive storm water drainage design standards*	*CS*	*OT*
		- *Review development applications for consistency with the subdivision regulations*	*CS*	*P*
		- *Approve development applications that are consistent with the subdivision regulations*	*PC*	*P*
C.1.B.1.	**P.43**	**Develop and maintain an operational master plan for non-utility municipal services based on meeting service demands as South Hutchinson grows.**		
		- *Develop operational master plans for police, fire, parks, streets, and community support services and facilities*	*CS*	*OT*
		- *Develop city budget to incorporate elements of operational master plans*	*CS*	*P*
		- *Include capital projects identified in the operational master plans in the Capital Improvement Plan (CIP)*	*CS*	*P*
		- *Approve the budget and CIP that incorporate elements of the operational master plans*	*CC*	*P*
Q.1.A.2.	**P.45**	**Enhance existing parks and green spaces and seek opportunities for park expansions.**		
		- *Develop a parks and green space master plan*	*CS*	*OT*
		- *Include parks projects in the Capital Improvement Plan (CIP)*	*CS*	*P*
		- *Approve the budge and CIP that incorporate parks and green space elements*	*PC*	*P*
Q.1.B.3.	**P.46**	**Develop partnerships with local organizations to expand health, wellness and recreational opportunities for all age groups and abilities.**		
		- *Develop list of local organizations involved in health, wellness, and recreation*	*CS*	*OT*
		- *Collaborate with organizations to identify opportunities to enhance health, wellness, and recreation*	*CS*	*P*
		- *Provide staff and/or funding support to enhance health, wellness, and recreation*	*CC*	*P*
Q.3.A.1.	**P.47**	**Create partnerships and internships with local schools that provide opportunities to interact with government and business leaders.**		
		- *Collaborate with local business leaders and school superintendents to brainstorm ideas*	*CS*	*OT*
		- *Develop program(s) for school children to interact with government and business leaders*	*CS*	*OT*
		- *Provide staff and/or funding support to implement program(s)*	*CC*	*P*

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Table S: Mid-Term Priority Policies

Policy #	Page #	Policy
E.1.B.4.	P.18	Review home occupation zoning controls and enact modifications that facilitate home-based work to provide new opportunities for entrepreneurs.
E.1.C.1.	P.19	Actively seek opportunities for investment in retail development leveraging private and public funds when appropriate
E.1.C.2.	P.19	Study the development of regional significant retail and commercial development and seek private developers for potential projects.
E.2.A.3.	P.19	Develop a core retail growth zone and provide infrastructure for new/expanded development.
E.2.A.4.	P.19	Enact flexible zoning controls that allow a compatible mix of residential and business land uses in appropriate locations.
E.2.B.3.	P.20	Assist with extending public infrastructure to development sites appropriate for business and industry.
E.3.B.1.	P.20	Maintain an inventory of "shovel-ready" sites available for new or expanding business and industries.
G.1.B.2.	P.23	Implement extraterritorial zoning and subdivision jurisdiction within the Planning Area boundaries.
G.1.B.3.	P.23	Enact zoning controls and allocate City resources to promote redevelopment and beautification of the Main Street commercial corridor.
H.1.A.2.	P.33	Rehabilitate housing units in disrepair and remove those structures deemed uninhabitable or unsafe.
H.1.B.1.	P.33	Supply housing options that meet local needs according to South Hutchinson's economic and demographic profile.
T.1.A.1.	P.38	Implement strategies to manage direct access to arterial routes within the city's Planning Area.
T.2.B.1.	P.39	Increase number of crosswalks along Main Street.
T.2.B.2.	P.40	Study existing pathways and identify safety improvements, particularly those that reduce conflicts with heavy truck traffic.
C.1.A.2.	P.43	Locate City utility infrastructure to effectively meet future service area requirements and utility demands.
Q.1.A.3.	P.46	Preserve natural environmental resources as permanent green spaces, protected from the impacts of future development.
Q.1.B.1.	P.46	Acquire parkland and provide city parks sufficient to support recreational needs as the community grows.
Q.2.B.1.	P.47	Develop minimum landscaping requirements for businesses along Main Street.
Q.2.B.3.	P.47	Seek financial incentives to promote beautification (curb appeal) of existing businesses.
Q.3.A.2.	P.48	Expand existing partnerships involving South Hutchinson Elementary School and city fire and police departments.
Q.3.A.3.	P.48	Develop mentoring programs that develop leadership skills by matching young adults with successful business owners and managers.
Q.3.A.4.	P.48	Create programs to develop young leaders in government such as youth council, young professionals council, etc.

Table T: Long-Term Priority Policies

Policy #	Page #	Policy
E.2.B.2.	P.20	Expand available industrial park space within the community, developed with all utilities for immediate use.
E.3.A.2.	P.20	Improve existing and develop unique new community assets in South Hutchinson to attract visitors and new residents.
H.1.B.2.	P.33	Supply housing options that attract new residents to South Hutchinson.
T.1.A.3.	P.38	Provide street lighting to areas of the city not presently served or underserved.
C.1.A.5.	P.43	Consider utility expansion to unserved areas where new development is likely to occur.
C.1.B.2.	P.43	Offer new municipal services not currently provided by the City that would meet existing and emerging community service demands.
Q.1.A.1.	P.45	Develop a community center available for public use with sufficient programming to support cultural activities.
Q.2.B.2.	P.47	Utilize City resources to purchase Main Street properties when they become available.
Q.2.B.4.	P.47	Develop gateway monuments/markers and wayfinding signage.

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This appendix includes reports generated from the SSURGO database Version 2.2 from the Natural Resource Conservation Service (NRCS).

Dwellings and Small Commercial Buildings

Reno County, Kansas

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations. This report shows only the major soils in each map unit]

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5550:							
Imano	85	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
		Shrink-swell	0.01	Depth to saturated zone	0.95	Shrink-swell	0.01
5675:							
Willowbrook	90	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
				Depth to saturated zone	0.95		
5730:							
Darlow	70	Very limited		Very limited		Very limited	
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00
Elmer	20	Not limited		Somewhat limited		Not limited	
				Shrink-swell	0.01		
5833:							
Saxman	85	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
				Depth to saturated zone	1.00		
5834:							
Urban land, Protected	50	Not rated		Not rated		Not rated	
Blazefork, Protected	25	Very limited		Very limited		Very limited	
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00
				Depth to saturated zone	0.61		
Kaskan, Protected	25	Not limited		Somewhat limited		Not limited	
				Depth to saturated zone	0.16		
5835:							
Urban land	50	Not rated		Not rated		Not rated	
Darlow	25	Very limited		Very limited		Very limited	
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00

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Dwellings and Small Commercial Buildings

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5835:							
Elmer	15	Not limited		Somewhat limited		Not limited	
				Shrink-swell	0.01		
5837:							
Urban land, Protected	50	Not rated		Not rated		Not rated	
Imano, Protected	40	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.01	Depth to saturated zone	0.95	Shrink-swell	0.01
5842:							
Urban land, Protected	50	Not rated		Not rated		Not rated	
Willowbrook, Protected	45	Not limited		Somewhat limited		Not limited	
				Depth to saturated zone	0.95		
5843:							
Urban land, Protected	50	Not rated		Not rated		Not rated	
Yaggy, Protected	45	Not limited		Somewhat limited		Not limited	
				Depth to saturated zone	0.95		
5845:							
Yaggy	95	Very limited		Very limited		Very limited	
		Flooding	1.00	Flooding	1.00	Flooding	1.00
				Depth to saturated zone	0.95		
5886:							
Farnum	40	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.50	Shrink-swell	0.50	Shrink-swell	0.50
Funmar	40	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.55	Shrink-swell	0.93	Shrink-swell	0.55
5901:							
Funmar	55	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.45	Shrink-swell	0.97	Shrink-swell	0.45
Taver	45	Very limited		Very limited		Very limited	
		Shrink-swell	1.00	Shrink-swell	1.00	Shrink-swell	1.00

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Dwellings and Small Commercial Buildings

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5943:							
Saltcreek	70	Not limited		Somewhat limited		Not limited	
				Shrink-swell	0.36		
Naron	30	Not limited		Not limited		Not limited	
5944:							
Saltcreek	46	Not limited		Somewhat limited		Not limited	
				Shrink-swell	0.36		
Naron	44	Not limited		Not limited		Not limited	
5945:							
Saltcreek	50	Not limited		Somewhat limited		Not limited	
				Shrink-swell	0.36		
Funmar	30	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.19	Shrink-swell	0.94	Shrink-swell	0.19
Farnum	20	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.01	Shrink-swell	0.02	Shrink-swell	0.01
9969:							
Aquents	100	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.37	Shrink-swell	0.42	Shrink-swell	0.37
9999:							
Water	100	Not rated		Not rated		Not rated	

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Sewage Disposal

Reno County, Kansas

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations. This report shows only the major soils in each map unit]

Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
5550:					
Imano	85	Very limited		Very limited	
		Flooding	1.00	Flooding	1.00
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
		Slow water movement	1.00		
5675:					
Willowbrook	90	Very limited		Very limited	
		Flooding	1.00	Flooding	1.00
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
5730:					
Darlow	70	Very limited		Not limited	
		Slow water movement	1.00		
Elmer	20	Very limited		Very limited	
		Slow water movement	1.00	Seepage	1.00
		Seepage, bottom layer	1.00		
5833:					
Saxman	85	Very limited		Very limited	
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
		Filtering capacity	1.00	Flooding	0.40
		Flooding	0.40		
5834:					
Urban land, Protected	50	Not rated		Not rated	
Blazefork, Protected	25	Very limited		Somewhat limited	
		Slow water movement	1.00	Depth to saturated zone	0.72
		Depth to saturated zone	0.99		

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Sewage Disposal

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
5834:					
Kaskan, Protected	25	Very limited		Very limited	
		Seepage, bottom layer	1.00	Seepage	1.00
		Slow water movement	0.50		
		Depth to saturated zone	0.43		
5835:					
Urban land	50	Not rated		Not rated	
Darlow	25	Very limited		Not limited	
		Slow water movement	1.00		
Elmer	15	Very limited		Very limited	
		Slow water movement	1.00	Seepage	1.00
		Seepage, bottom layer	1.00		
5837:					
Urban land, Protected	50	Not rated		Not rated	
Imano, Protected	40	Very limited		Very limited	
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
		Slow water movement	1.00		
5842:					
Urban land, Protected	50	Not rated		Not rated	
Willowbrook, Protected	45	Very limited		Very limited	
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
5843:					
Urban land, Protected	50	Not rated		Not rated	
Yaggy, Protected	45	Very limited		Very limited	
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
		Filtering capacity	1.00		

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Sewage Disposal

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
5845:					
Yaggy	95	Very limited		Very limited	
		Flooding	1.00	Flooding	1.00
		Depth to saturated zone	1.00	Seepage	1.00
		Seepage, bottom layer	1.00	Depth to saturated zone	1.00
		Filtering capacity	1.00		
5886:					
Farnum	40	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50
Funmar	40	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50
5901:					
Funmar	55	Very limited		Not limited	
		Slow water movement	1.00		
Taver	45	Very limited		Not limited	
		Slow water movement	1.00		
5943:					
Saltcreek	70	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50
Naron	30	Very limited		Very limited	
		Seepage, bottom layer	1.00	Seepage	1.00
		Slow water movement	0.50		
5944:					
Saltcreek	46	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50
Naron	44	Very limited		Very limited	
		Seepage, bottom layer	1.00	Seepage	1.00
		Slow water movement	0.50		
5945:					
Saltcreek	50	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50

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Sewage Disposal

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
5945:					
Funmar	30	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50
Farnum	20	Very limited		Somewhat limited	
		Slow water movement	1.00	Seepage	0.50
9969:					
Aquents	100	Very limited		Very limited	
		Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Seepage	1.00
		Filtering capacity	1.00	Depth to saturated zone	1.00
		Seepage, bottom layer	1.00		
9999:					
Water	100	Not rated		Not rated	

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Reno County, Kansas

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The columns that identify the rating class and limiting features show no more than five limitations for any given soil. The soil may have additional limitations. This report shows only the major soils in each map unit]

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5550:							
Imano	85	Very limited		Somewhat limited		Somewhat limited	
		Flooding	1.00	Depth to saturated zone	0.95	Flooding	0.60
		Low strength	1.00	Flooding	0.60	Dusty	0.24
		Shrink-swell	0.01	Dusty	0.24		
				Unstable excavation walls	0.01		
5675:							
Willowbrook	90	Very limited		Somewhat limited		Somewhat limited	
		Flooding	1.00	Depth to saturated zone	0.95	Flooding	0.60
				Flooding	0.60	Low exchange capacity	0.50
				Unstable excavation walls	0.06	Dusty	0.02
				Dusty	0.02		
5730:							
Darlow	70	Very limited		Somewhat limited		Very limited	
		Shrink-swell	1.00	Dusty	0.25	Sodium content	1.00
		Low strength	1.00	Unstable excavation walls	0.01	Dusty	0.25
Elmer	20	Not limited		Somewhat limited		Very limited	
				Dusty	0.11	Sodium content	1.00
				Unstable excavation walls	0.01	Low exchange capacity	0.50
						Dusty	0.11
5833:							
Saxman	85	Somewhat limited		Very limited		Very limited	
		Flooding	0.40	Depth to saturated zone	1.00	Low exchange capacity	1.00
				Unstable excavation walls	0.97	Droughty	0.15
5834:							
Urban land, Protected	50	Not rated		Not rated		Not rated	

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5834:							
Blazefork, Protected	25	Very limited		Somewhat limited		Somewhat limited	
		Shrink-swell	1.00	Depth to saturated zone	0.61	Dusty	0.34
		Low strength	1.00	Dusty	0.34		
				Too clayey	0.12		
				Unstable excavation walls	0.01		
Kaskan, Protected	25	Not limited		Somewhat limited		Somewhat limited	
				Dusty	0.26	Dusty	0.26
				Depth to saturated zone	0.16		
				Unstable excavation walls	0.01		
5835:							
Urban land	50	Not rated		Not rated		Not rated	
Darlow	25	Very limited		Somewhat limited		Very limited	
		Shrink-swell	1.00	Dusty	0.25	Sodium content	1.00
		Low strength	1.00	Unstable excavation walls	0.01	Dusty	0.25
Elmer	15	Not limited		Somewhat limited		Very limited	
				Dusty	0.11	Sodium content	1.00
				Unstable excavation walls	0.01	Low exchange capacity	0.50
						Dusty	0.11
5837:							
Urban land, Protected	50	Not rated		Not rated		Not rated	
Imano, Protected	40	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Depth to saturated zone	0.95	Dusty	0.24
		Shrink-swell	0.01	Dusty	0.24		
				Unstable excavation walls	0.01		
5842:							
Urban land, Protected	50	Not rated		Not rated		Not rated	

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5842:							
Willowbrook, Protected	45	Not limited		Somewhat limited		Somewhat limited	
				Depth to saturated zone	0.95	Low exchange capacity	0.50
				Unstable excavation walls	0.06	Dusty	0.02
				Dusty	0.02		
5843:							
Urban land, Protected	50	Not rated		Not rated		Not rated	
Yaggy, Protected	45	Not limited		Very limited		Somewhat limited	
				Unstable excavation walls	1.00	Low exchange capacity	0.50
				Depth to saturated zone	0.95	Droughty	0.04
				Dusty	0.01	Dusty	0.01
5845:							
Yaggy	95	Very limited		Very limited		Somewhat limited	
		Flooding	1.00	Unstable excavation walls	1.00	Flooding	0.60
				Depth to saturated zone	0.95	Low exchange capacity	0.50
				Flooding	0.60	Droughty	0.04
				Dusty	0.01	Dusty	0.01
5886:							
Farnum	40	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Dusty	0.18	Dusty	0.18
		Frost action	0.50	Unstable excavation walls	0.01		
		Shrink-swell	0.50				
Funmar	40	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Dusty	0.20	Dusty	0.20
		Shrink-swell	0.55	Unstable excavation walls	0.01		
		Frost action	0.50				
5901:							
Funmar	55	Very limited		Somewhat limited		Somewhat limited	
		Low strength	1.00	Dusty	0.20	Dusty	0.20
		Shrink-swell	0.45	Unstable excavation walls	0.03		

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Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
5901:							
Taver	45	Very limited		Somewhat limited		Somewhat limited	
		Shrink-swell	1.00	Dusty	0.33	Dusty	0.33
		Low strength	1.00	Unstable excavation walls	0.04		
5943:							
Saltcreek	70	Somewhat limited		Somewhat limited		Somewhat limited	
		Frost action	0.50	Dusty	0.04	Dusty	0.04
				Unstable excavation walls	0.01		
				Too clayey	0.01		
Naron	30	Somewhat limited		Somewhat limited		Somewhat limited	
		Frost action	0.50	Dusty	0.03	Dusty	0.03
				Unstable excavation walls	0.01		
5944:							
Saltcreek	46	Somewhat limited		Somewhat limited		Somewhat limited	
		Frost action	0.50	Dusty	0.04	Dusty	0.04
				Unstable excavation walls	0.01		
				Too clayey	0.01		
Naron	44	Somewhat limited		Somewhat limited		Somewhat limited	
		Frost action	0.50	Dusty	0.03	Dusty	0.03
				Unstable excavation walls	0.01		
5945:							
Saltcreek	50	Somewhat limited		Somewhat limited		Somewhat limited	
		Frost action	0.50	Dusty	0.04	Dusty	0.04
				Unstable excavation walls	0.01		
				Too clayey	0.01		
Funmar	30	Somewhat limited		Somewhat limited		Somewhat limited	
		Low strength	0.78	Dusty	0.13	Dusty	0.13
		Frost action	0.50	Unstable excavation walls	0.01		
		Shrink-swell	0.19				
Farnum	20	Somewhat limited		Somewhat limited		Somewhat limited	
		Low strength	0.78	Dusty	0.13	Dusty	0.13
		Frost action	0.50	Unstable excavation walls	0.01		
		Shrink-swell	0.01				

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Reno County, Kansas

Map symbol and soil name	Pct. of map unit	Local roads and streets		Shallow excavations		Lawns and landscaping	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
9969:							
Aquents	100	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.37	Unstable excavation walls	0.01	Droughty	0.71
9999:							
Water	100	Not rated		Not rated		Not rated	

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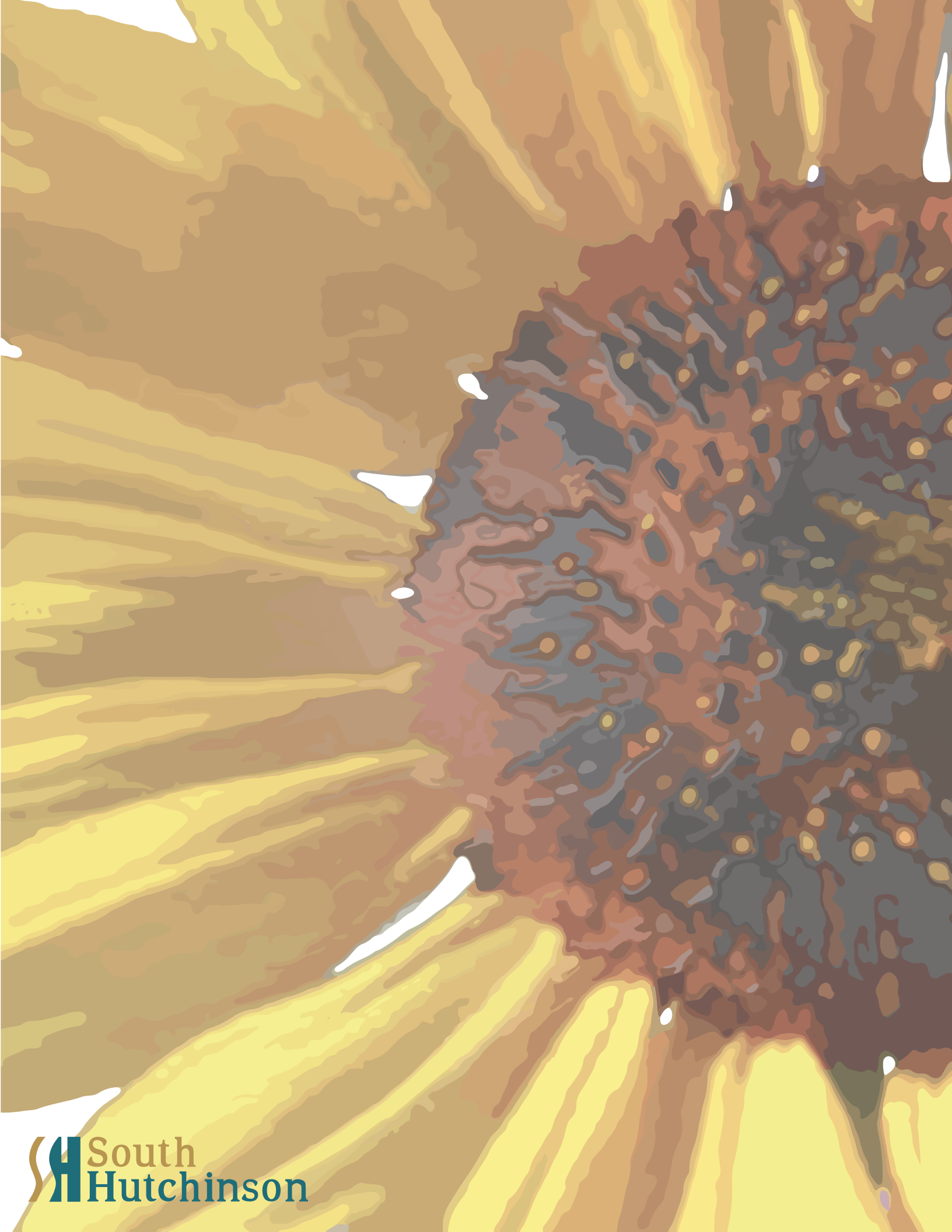

South Hutchinson